



Hazeldene , Kimbolton, Leominster, Herefordshire HR6 0EJ

Immaculately Presented 3 Bedroomed Detached Village Property Asking Price £375,000

jackson
property

**Hazeldene
Kimbolton
Leominster
Herefordshire
HR6 0EJ
Asking Price £375,000**

LOCATION

Hazeldene is a very well presented modern village property having been improved by the current owners to offer comfortable and generous accommodation over two floors, with open aspect countryside views to the side and rear, all set in the popular village of Kimbolton. The village amenities include Village Pub and Shop, Primary School, Church and thriving local community. The market town of Leominster is only a few miles away and offers an excellent range of facilities including traditional High Street Shops, Supermarkets, Educational and Leisure facilities including Swimming Pool and excellent Road and Rail Transport Links.

BRIEF DESCRIPTION

Hazeldene is an immaculately presented 3 bedroomed detached property, having been improved and updated by the current owners to offer an entrance hallway with useful storage cupboard and doors communicating off, benefiting from Karndean flooring in the hallway, kitchen, conservatory and bathroom. The living room has a feature fireplace with woodburning stove and windows to the front and side, moving through to the good sized dining room with ample space for dining and entertaining with a further door leading from the dining room to a conservatory to the rear. The conservatory is double-glazed with opening doors onto the garden. The property has a refitted and very well equipped kitchen with appliances to comprise electric oven, electric hob and cooker hood and integral dishwasher and fridge & freezer, useful pantry/cupboard and granite worktops with feature curved base and wall units. There is an archway leading through to a very useful utility room, again having plumbing and facilities for washing machine and dishwasher, granite worktops and doors leading out onto the rear garden. The ground floor benefits from underfloor heating throughout. The first floor landing has windows overlooking the countryside views to the rear and further doors communicating off to 3 bedrooms, all very well appointed and a family bathroom which has been refitted to offer a corner bath, shower cubicle, low level w.c., pedestal wash hand basin, chrome heated towel rail and double-glazed windows to the rear. The property's garage has been converted into the utility and a very useful workshop/storage room, having pull down ladder for access to additional storage, fitted with light and power and retaining the up and over door to the front.

- Immaculately Presented Modern Detached Property Set In Pleasant Rural Village Setting
- Offering Generous 3 Bed Accommodation Including Refitted Kitchen & Conservatory Addition
- Attractive Landscaped Gardens With Rural Backdrop & Ample Driveway Parking

Outside, the property has wonderfully landscaped gardens to the front and rear, being paved and having flower beds and seating areas. There is a water feature, a summerhouse and mains lighting, which illuminates the area in the evening which is ideal for parties/entertaining and has secure gated access to the front. To the front of the property there are landscaped gardens with raised flower beds, maturing shrubs, flowering plants and a block-paved driveway with parking for a number of vehicles.

The Agents strongly recommend early inspection to appreciate the quality finish of this delightful village property.

SERVICES

Mains Electricity, Water & Drainage.
Oil-fired central heating.

OUTGOINGS

Council Tax Band: D

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

DIRECTIONS

Leaving Leominster along the A49 continuing towards Ludlow, turning first right hand turn signposted Kimbolton and Tenbury Wells. Follow the road along into the village of Kimbolton where the road bears round to the right hand side, turn immediately right and continue to follow that road where the property can be located on the left hand side backing onto the fields.

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.







The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

ROOM MEASUREMENTS

- GROUND FLOOR
 LIVING ROOM - 14'7 x 11'7 (4.45m x 3.53m)
 DINING ROOM - 12'3 x 11'7 (3.73m x 3.53m)
 CONSERVATORY - 11'0 x 9'10 (3.35m x 3.00m)
 KITCHEN/BREAKFAST ROOM - 12'2 x 9'2 (3.71m x 2.79m)
 FIRST FLOOR
 MASTER BEDROOM - 12'3 x 9'0 (3.73m x 2.74m)
 BEDROOM 2 - 11'7 x 10'11 (3.53m x 3.33m)
 BEDROOM 3 - 12'4 x 8'1 (3.76m x 2.46m)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
			Current	Potential	
Very energy efficient - lower running costs					Very environmentally friendly - lower CO ₂ emissions
(92 plus) A					(92 plus) A
(81-91) B					(81-91) B
(69-80) C					(69-80) C
(55-68) D					(55-68) D
(39-54) E					(39-54) E
(21-38) F					(21-38) F
(1-20) G					(1-20) G
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions
England & Wales			EU Directive 2002/91/EC		England & Wales
					



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.