



23 Garnstone Drive, Weobley, Herefordshire, HR4 8TH

Impressive Executive Style Detached 4/5 Bed Property

Asking Price
£465,000

jackson
property

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LOCATION

This impressive executive style detached home forms part of a newly-built development in sought after and picturesque rural village of Weobley. The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops in the main street to include a general store, butchers, tea rooms, two pubs and two restaurants both offering take away services, together with highly sought after primary and secondary schools, doctors and dental surgeries, Church, village hall and thriving local community, surrounded by delightful Herefordshire countryside. The market town of Leominster is close to hand for a more comprehensive range of facilities, including a number of supermarkets and train station, with the larger Cathedral City of Hereford approximately 10 miles to the south.

BRIEF DESCRIPTION

This impressive detached property offers spacious and extremely well presented accommodation set of over three floors. A canopy style porch frames the double glazed front door which leads through to a spacious Reception Hallway with attractive wood effect tiled flooring and useful under stairs storage cupboard. Doors lead off to the generous family Living Room with a recessed fireplace with inset wood burning stove set on a raised hearth forming an impressive central feature to the room. The room then opens through to the charming Sun Room with fully glazed roof and bi-folding doors opening out to the rear garden and used by the current owners as their formal dining room. This fantastically light room could be used in a number of ways to suit the home owner. An archway then leads through to the well appointed Kitchen/Breakfast Room. The kitchen offers a range of matching modern base and wall units with wood effect work surfaces, inset sink and appliances to include a Neff gas hob with extractor hood above, separate electric double oven and grill and further integrated appliances to include fridge freezer and dishwasher. The room then opens out to a good sized breakfast/dining area with double doors leading out to the rear garden. There is a further reception room to the front elevation which offers an ideal Snug/Play room or alternatively a Sitting Room. Also on the ground floor is a cloakroom/WC and extremely useful Utility Room with plumbing for washing machine, additional cupboard storage and the Worcester Gas Central Heating Boiler. The ground floor benefits from underfloor heating.

A staircase from the Reception Hallway leads up to the first floor landing with doors leading off to all rooms. The Guest Bedroom has a window to the front elevation and benefits from a generous built in double wardrobe, a door then leads through to the well appointed en-suite shower room with the benefit of under floor heating and heated towel rail. There are two further double bedrooms to the first floor, both benefitting from large built in wardrobes and a separate well appointed family bathroom which again benefits from under floor heating and heated towel rail.

A further staircase leads to the second floor landing with door off to the Principal Bedroom, an impressive and spacious room with dual aspect and benefitting from two large built in double wardrobes and door to a spacious well appointed en-suite shower room with feature rainfall shower, under floor heating and heated towel rail. A Study also leads off the second floor landing and is ideal for working from home being a large and quiet area that is away from the main living area. This room could be used as an additional bedroom or large Dressing Room to the Principal Bedroom if required.

- Executive Detached Modern Property Having Very Generous Living Space Set Over Three Floors
- Offering Flexible 4/5 Bed Accommodation Including 3 Reception Rooms & Modern Well Fitted Kitchen
- Benefiting From LPG Gas Central Heating & Being Fully Double Glazed
- Ample Driveway Parking, Single Detached Garage & Pleasant Enclosed Rear Garden

OUTSIDE

The property overlooks the central green and benefits from its own private driveway to the side providing ample parking for two cars which leads onto the detached larger than average single garage which measures 20'9 x 10'9 (6.32m x 3.28m) with up and over door, power and lighting and personal door opening into the rear garden.

The rear garden is fully enclosed with patio directly to the rear of the house providing a lovely outside seating/dining area. The garden itself is laid to lawn with useful timber framed garden shed to the back of the garage and benefits from outside cold water tap and lighting to the rear of the property.

SERVICES

Mains Electricity, Water & Drainage.

LPG Gas provided through a metered supply from a communal tank that services the whole estate.

There is underfloor heating to the ground floor and radiators to first and second floor. Underfloor heating in family bathroom & en-suites. The property benefits from the remaining 8 Years NHBC Builder's Guarantee.

OUTGOINGS

Council Tax Band: F

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

AGENTS NOTE

There will be a small annual communal charge of around £200 but this has yet to be set.

VIEWING

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

DIRECTIONS

Leave Leominster head towards Weobley on the A4112 turning left into the main village and continue to follow the road along. As the road bears around sharply to the right, continue straight over towards the doctor's surgery and the village hall. Immediately opposite the village hall turn left where 23 Garnstone Drive can be found immediately in front opposite the village green.

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 - 13'10 x 12'2 (4.22m x 3.71m)

SUN ROOM/DINING ROOM - 11'8 x 11'4 (3.56m x 3.45m)

KITCHEN/BREAKFAST ROOM - 17'1 x 10'9 (5.21m x 3.28m)

SITTING ROOM/STUDY - 12'2 x 7'3 (3.71m x 2.21m)

UTILITY - 6'4 x 4'9 (1.93m x 1.45m)

FIRST FLOOR

GUEST BEDROOM - 15'11 x 9'11 (4.85m x 3.02m)

BEDROOM 3 - 13'7 x 10'9 (4.14m x 3.28m)

BEDROOM 4 - 9'1 x 8'6 (2.77m x 2.59m)

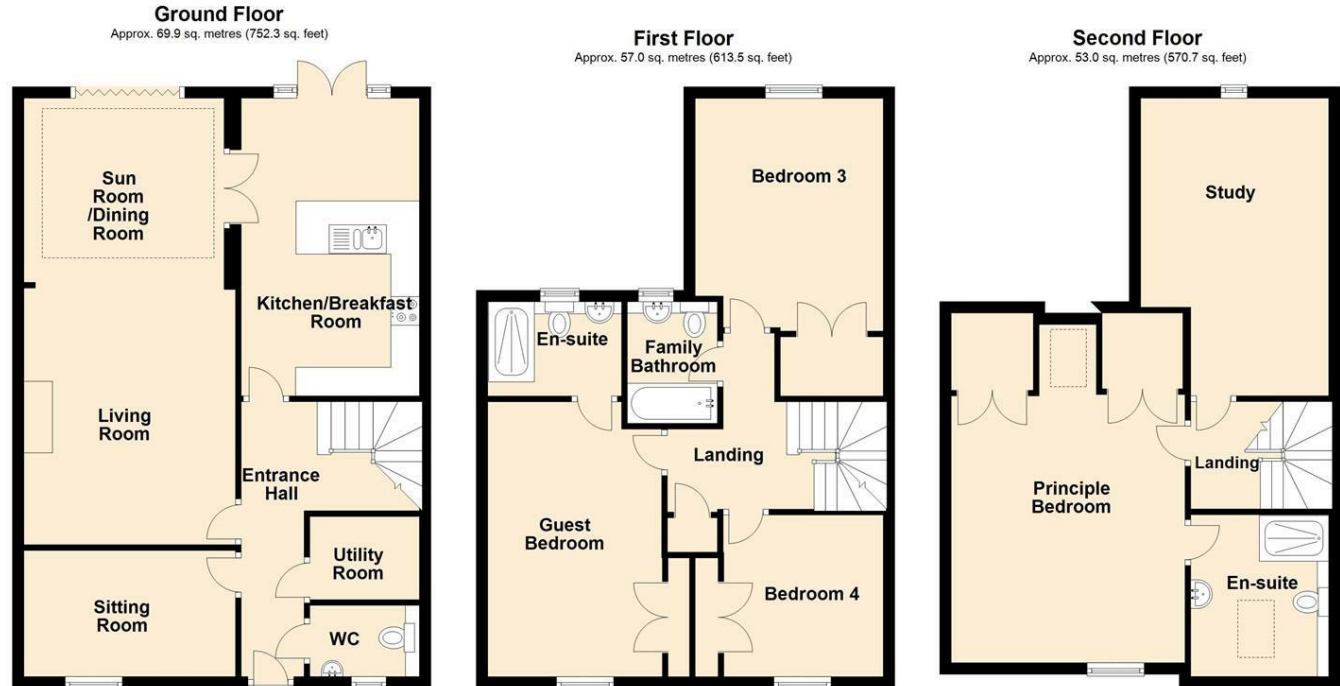
FAMILY BATHROOM - 6'8 x 5'7 (2.03m x 1.70m)

SECOND FLOOR

PRINCIPAL BEDROOM - 15'0 x 14'4 (4.57m x 4.37m)

BEDROOM 5 - 17'1 x 10'10 (5.21m x 3.30m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	EU Directive 2002/91/EC	



Total area: approx. 179.9 sq. metres (1936.6 sq. feet)

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.

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