



4 Clingo Road, Leominster, Herefordshire HR6 8UD

Executive Style Detached 5 Bed Family Town House

Offers Over £375,000



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Leominster  
Herefordshire  
HR6 8UD  
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**LOCATION**

The property is situated in a mature residential location, close to the fringe of the market town of Leominster with Morrisons Supermarket within easy walking distance. The town itself offers an excellent range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgery, primary and secondary school and leisure facilities including swimming pool. The larger Cathedral City of Hereford is located approximately 14 miles to the south where a more comprehensive range of facilities can be found, with the ever popular South Shropshire Historic town of Ludlow also easily to hand.

**BRIEF DESCRIPTION**

This impressive detached family home offers well presented, centrally heated and double glazed accommodation set over two floors. From the driveway a canopy style porch frames the front door, with the benefit of outside lighting. The front door then opens to a pleasant Reception Hallway with ceiling light, panelled radiator, fitted bookshelf space plus useful under stairs storage. A door leads through to the Family Living Room with box window to the front elevation, feature fireplace with inset coal effect gas fire with surround and mantel over, panelled radiator, ceiling lighting and a further door through to the Kitchen Dining room. This impressive room is fitted with an extensive range of modern units including twin circular bowl sink, electric double oven, 4-ring hob with extractor over, integrated dishwasher and large American style fridge/freezer. The impressive range of base units and full height cupboards have ample work surface and incorporate a breakfast bar. One of the cupboards houses the wall mounted gas fired boiler. There is attractive ceramic tiled flooring throughout, inset ceiling downlighters, radiator, ample power points, double glazed back door and ample space for a family dining table. The Conservatory addition to the rear leads off the dining area and has double glazed windows overlooking the gardens and a door leading to the same. From the Kitchen is a door to the original integral garage which has been subdivided to create a good sized Utility Room and separate Store Room with the original electric roller shutter door to the front. There is also a Cloakroom/WC off the Reception Hallway.

From the Reception Hallway a staircase leads up to the first floor, galleried landing with, ceiling lighting, panelled radiator, loft access, linen cupboard and doors off to all rooms. There are five bedrooms in total with bedrooms 2 and 4 benefiting from fitted wardrobes and the flexibility of using one of the bedrooms as a home office/study. There is a Family Bathroom with a suite to include panelled bath with mains shower over, low flush w/c and hand wash basin with fitted cupboards below plus a separate Shower Room with a corner shower cubicle with power shower, low flush w/c and wash hand basin with cupboards below.

- Located In A Mature Residential Location, In The North Herefordshire Market Town Of Leominster
- A Substantial Detached, Executive Style Family Home
- Offering Generous 5 Bed Accommodation To Include Family Living Room, Large Kitchen Dining Room & Conservatory Addition
- Benefiting From A Pleasant, Good Sized Rear Garden & Ample Driveway Parking

**OUTSIDE**

Located in a quiet cul-de-sac of similar properties, a tarmacadam and gravelled driveway fronts the property and provides ample off road parking and leads onto the original integral garage which is currently subdivided to provide a Utility Room and separate Storage but still retains the original electric roller shutter door. There are some mature shrubs and an ornamental tree to the side of the driveway and gated side access to the rear garden.

The enclosed rear garden is a good size with a patio seating/outside dining area directly to the back of the house which leads onto the predominately lawned garden with an attractive raised floral bed and further corner patio area to the rear. There is also a useful Lean-To Storage Shed to the one side of the property providing ample garden equipment storage.

**SERVICES**

Mains Electricity, Gas, Water & Drainage.  
Gas Fired Centrally Heated

**OUTGOINGS**

Council Tax Band: E

**TENURE**

FREEHOLD

**LOCAL AUTHORITY**

Herefordshire Council. Telephone 01432 260000.

**VIEWINGS**

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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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 - 16'2 x 10'2 (4.93m x 3.10m)  
 KITCHEN/DINING ROOM - 24'2 x 10'4 (7.37m x 3.15m)  
 CONSERVATORY - 11'6 x 10'8 (3.51m x 3.25m)  
 UTILITY ROOM - 12'6 x 8'7 (3.81m x 2.62m)  
 GARAGE STORE - 8'10 x 7'8 (2.69m x 2.34m)  
**FIRST FLOOR**  
 BEDROOM 1 - 16'11 x 9'4 (5.16m x 2.84m) max  
 BEDROOM 2 - 12'11 x 8'6 (3.94m x 2.59m)  
 BEDROOM 3 - 11'1 x 9'6 (3.38m x 2.90m)  
 BEDROOM 4 - 10'6 x 8'4 (3.20m x 2.54m) max  
 BEDROOM 5 - 7'11 x 7'2 (2.41m x 2.18m)  
 BATHROOM - 6'5 x 6'3 (1.96m x 1.91m)  
 SHOWER ROOM - 7'5 x 5'3 (2.26m x 1.60m)

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



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