

# 44 WESTGATE

£245,000



“A beautifully presented property, close to amenities”

Leominster, Herefordshire

This beautifully presented, 3-bedroom, semi-detached family home sits on the outskirts of Leominster and is within easy walking distance of the town’s amenities, yet with open countryside just a stone’s throw away. Recently updated and modernised, the property also offers solar panels, off-street parking, a pretty sunroom and a cheerful cottage-style garden to the rear.

- Attractive presentation throughout
- Three bedrooms
- Off street parking
- Great family space
- Solar panels
- Rear garden



Enter through the light reception hallway - the perfect spot to take off your shoes and hang coats - where stairs lead up in front of you to the first floor. From here, pass into the well-proportioned living room where a large, south-facing window bathes the space in light. An open doorway leads through to the kitchen/ breakfast room at the rear of the property; this room has wraparound, stylish kitchen cabinets and a large window above the sink which overlooks the pretty garden to the rear. There is an integrated fridge freezer, walk-in pantry and double oven with plate warmer and 5-ring hob.

A pretty split, stable-style door leads through into a connecting area with a door accessing the front of the property and features a large bank of full-length storage cupboards - fully plumbed, this houses the washing machine and tumble dryer. The pretty sunroom at the very rear of the property is warmly decorated and has two sets of double doors which open out to the garden.

On the first floor there are three bedrooms, with the master sitting at the front of the property and benefitting from a large fitted wardrobe. Two further bedrooms sit at the rear of the property and overlook the garden. The bathroom has been recently redesigned and features a large walk-in shower, WC and large vanity sink with storage.

**Outside:** To the front of the property, there is a small lawn area and a pathway leading to the front door; off-road parking sits to the side with an access door leading directly into the sunroom. To the rear, there is a patio with raised flower beds - this area is closed off with a picket fence and gate - the perfect enclosure for keeping pets or small children close to the house. A further patio area with seating directly accesses the main garden with cottage-style flower boards and lawn. A utility area and greenhouse sits at the rear of the garden.

**Area:** Westgate is a popular residential area on the outskirts of Leominster and offers convenient access to the town's facilities yet with the benefit of open Herefordshire countryside on your doorstep. Leominster town offers independent shops, supermarkets, transport hubs, schools, medical services, cafes and restaurants.





**Directions:** Travelling west out of Leominster on the A44 Bargates Road, past Morrison's supermarket and keep right onto the B4360 Cholstrey Road. Take the first right onto Buckfield Road and then the first right again on to Westfield. Number 44 is located approx 100m along on the left hand side.

**At a glance:**

|                    |   |
|--------------------|---|
| Bedrooms:          | 3   |
| Tenure:            | Freehold  |
| Council Tax Band*: | B   |
| Heating:           | Central heating; Gas  |
| Services:          | Mains gas, water, electricity and drainage<br>Airspace solar panels                 |
| Service charges:   | Nil   |
| Covenants:         | None known  |
| Broadband:         | Yes** (Fibre available)   |
| Notes:             | The vendor of this property is related to a staff member at Magi Alexander Limited. |

\* correct as of instruction date

\*\* Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.