





House - Detached - Freehold

WAFERTON HOUSE DOCKLOW, LEOMINSTER, HEREFORDSHIRE, HR6 0SL

£580,000

FEATURES

- Garage & outbuildings/workshops
- Ideal family home!
- Detached 3 bedroom house
- Double Glazing & Central Heating
- Conservatory
- Ample off-road parking

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Flint & Cook

3 Bedroom House - Detached located in Leominster

Entrance Hall
Accessed via the front door and having tiled floor, radiator, smoke alarm and doors to

First Floor Landing
With fitted carpet, smoke alarm, window to rear aspect, 2 loft hatches (insulated not boarded), airing cupboard with slatted shelving also housing the boiler and recessed shelving.

Kitchen/Dining Area
KitchenWith a range of matching wall and base units, ample work surfaces, stainless steel 1 ½ bowl sink and drainer unit with mixer tap over, tiled walls, space for a freestanding cooker, space and plumbing for dishwasher, space for under counter fridge, breakfast bar, tiled floor and window into conservatory.Dining AreaWith radiator, 2 useful storage cupboards with shelving, window to front aspect, 2 wall lights, opening to

Inner Hallway
With tiled floor, radiator, smoke alarm, and doors to

Pantry
With tiled floor, space for a fridge/freezer and window to the front aspect.

Conservatory
With polycarbonate roof, double glazed windows and 2 sliding doors into the garden, fitted carpet, radiator and an original feature stone well with glazed top.

Living Room
With fitted carpet, coal effect gas fire with marble hearth and wooden mantel, 2 radiators, 2 double glazed windows to the front aspect and door into the conservatory, central heating thermostat and door to

Utility Room
With tiled floor, space and plumbing for washing machine and tumble drier, work surface and base units, windows to rear and side aspects, door to garden and door into

Downstairs WC
With a low flush WC, vanity wash hand basin with cupboard under, radiator, fully tiled walls and floor and a window to the side aspect.

Bedroom 1
With fitted carpet, 3 windows to rear and side aspect , exposed beam , 2 radiators and a vanity wash hand basin with cupboard under.

Bedroom 2
With fitted carpet, radiator, built in wardrobe with hanging rail and shelving, recessed shelving and a window to the front aspect with views to countryside.

Bedroom 3
With fitted carpet, radiator, window to front aspect and a recessed shelving in a former fireplace.

Bathroom
With white suite comprising, low flush WC, corner bath, walk in shower cubicle with mains fitment, vanity wash hand basin with cupboard under, fully tiled walls, ladder style radiator, vinyl flooring and window to rear aspect.

Rear Garden
The south facing rear garden features a paved patio area with stone steps leading to an extensive lawn dotted with a range of fruit trees, including eating and cooking apples, pears, cherries and a variety of other trees. Enclosed by mature hedging and surrounded by open farmland, the garden enjoys far reaching views across to the Black Mountains. There is a static caravan, currently used for storage and has water and drainage connected, a greenhouse and a useful outside tap.

Outside Front
The property is approached just off the A44 where there is a private parking area providing excellent parking. Metal gates open to a concrete driveway leading to the external garage, complete with an electric up and over door, light, power, water supply and loft storage. Adjoining the garage is

Work Shop 1
A steel framed building with light, a hydraulic 4 poster ramp, workbench, private WC, and wash hand basin.

Work Shop 2
Another steel framed unit, benefitting from light, power and insulation.

Outgoings
Water rates are payable.

Property Services
Mains water, electricity and gas are connected. Private drainage system and gas-fired central heating.

What3Words
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Viewing Arrangements
Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166
Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.







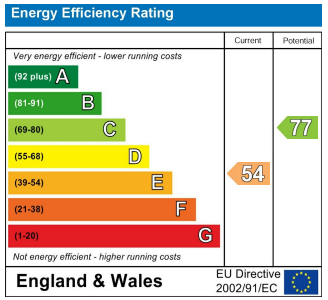




Total area: approx. 151.4 sq. metres (1630.1 sq. feet)

Waferton House, Docklow, Leominster





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Flint & Cook