



## TULLAMORE RISBURY

LEOMINSTER HR6 0NQ

£410,000  
FREEHOLD

Well presented detached house with 3 bedrooms, 2 bathrooms, modern kitchen and bathrooms, fantastic garden and views accross countryside. Must be viewed!





# TULLAMORE RISBURY

- Must be viewed!
- Views across countryside
- Superb detached house
- Three bedrooms, 2 bath
- Modern kitchen & bathrooms
- Fantastic rear garden



## Ground floor

With entrance door leading into the

### Entrance porch

With fitted carpet, radiator, wall light, double glazed windows to the front aspect, space for coat and shoe storage with a door leading into the

### Living room

With fitted carpet, two radiator, two double glazed windows to the front aspect, a door leading into the inner hallway providing access to the bedrooms, sliding doors to the conservatory, a large archway opening into the kitchen/breakfast room and feature wood burning stove with tiled hearth and tiled splash back behind.

### Kitchen/breakfast room

Fitted with a range of modern contrasting wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, freestanding range master cooler with induction hob, electric oven below and smeg extractor hood over, integrated appliances to include dishwasher and washing machine, space for an American style fridge/freezer, radiator, ceiling light point, two double glazed windows and a stable door out to the rear garden.

### Conservatory

With tiled floor, ceiling light point, wall mounted electric heater, double glazed windows and two sets of double glazed French doors to the front and rear gardens.

## Inner hallway

With wood flooring, ceiling light point, loft hatch, wall mounted fuse box, radiator, airing cupboard housing the hot water cylinder and doors to

### Master bedroom with en-suite & dressing room

With wood flooring, recess spotlight and openings into Dressing room

With wood flooring, ceiling light point, radiator and double glazed window with views towards the rear garden and orchard beyond.

### Bedroom

With wood flooring, recess spotlights, radiator, a large double glazed window with views towards the orchards and rear gardens beyond with a pocket sliding door leading into the

### En-suite shower room

With fitted shower cubicle, electric shower head over, panelled surround and glass opening door, low flush w/c, wash hand basin with storage below, heated towel rail, recess spotlights and window.

### Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and double built in wardrobe.

### Bedroom three

With fitted carpet, ceiling light point & wall light, radiator and double glazed window to the front aspect.

### Luxurious bathroom

A luxurious bathroom with large freestanding bath, walk in shower with electric shower head over, low flush w/c, feature stone wash hand basin, recess spotlights, part tiled surround and double glazed window.

### Outside

Set behind iron gates, this charming property offers off-road parking and a separate pedestrian entrance. The front garden is attractively landscaped with a lawn and ornamental planting, with access to an external store housing the Worcester Bosch boiler (approximately 2 years old) and tumble dryer space.

The beautifully landscaped rear garden is a standout feature, offering multiple areas for relaxing and entertaining. It includes a secure vegetable patch with raised planters, a greenhouse, two patio areas—one with a pergola and feature archway—and a spacious lawn.

The garden is fully enclosed with side access gates and enjoys stunning views over the orchard beyond.

### Directions

What3words: pins.tolerable.treatment

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water and electricity are connected. Oil-fired central heating. Private drainage system.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

### Money Laundering

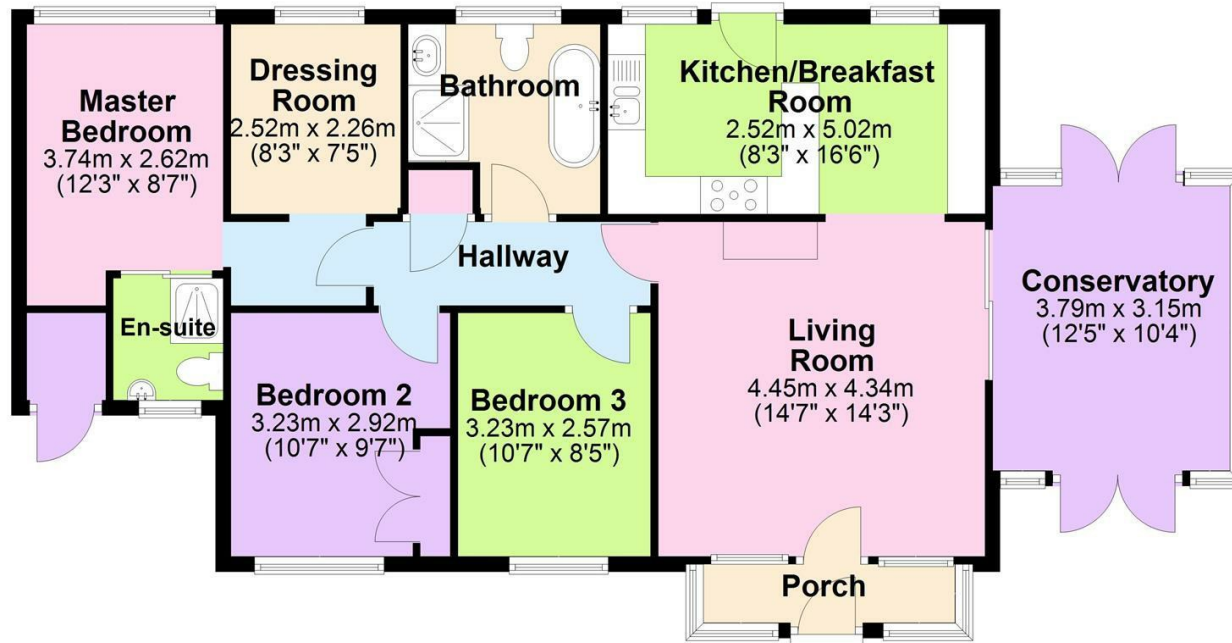
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## TULLAMORE RISBURY



## Ground Floor

Approx. 99.8 sq. metres (1074.0 sq. feet)



Total area: approx. 99.8 sq. metres (1074.0 sq. feet)

**EPC Rating: D**    **Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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