



2 Oak Tree Drive, Leominster, HR6 8JG. £285,000

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Leominster
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PROPERTY FEATURES

- **Detached House**
- **3 Bedrooms**
- **En-suite/Shower Room**
- **Lounge**
- **Kitchen/Dining Room**
- **Ground Floor Cloakroom/W.C.**
- **Garage**
- **Gardens To Front And Rear**
- **Walking Distance Of Town Centre**



To view call 01568 616666



JonathanWright
estate agents



Situated in a select and sought after modern development a well presented and surprisingly spacious detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge, modern fitted kitchen/dining room, ground floor cloakroom/W.C, 3 good size bedrooms, en-suite/shower room, main family bathroom and outside good size gardens to both front and rear, driveway with parking for a vehicle and garage with power and lighting. Oak Tree Drive is well positioned for Leominster's town centre and amenities within walking distance of a Morrisons supermarket, doctors surgery and pharmacy and regular bus service into Leominster's town centre which offers a good range of amenities to include shops, supermarkets, schooling and a train station. Details of 2 Oak Tree Drive, Leominster are further described as follows:

The property is a modern well presented detached house.

A canopy porch with a composite entrance door opens into a welcoming reception hall.

The reception hall has a door into a useful, deep storage cupboard and door giving access into the lounge.

The lounge has a UPVC double glazed window to front with an open outlook, plenty of power points, TV aerial point and telephone point subject to BT regulations.

From the reception hall a door opens into the kitchen/dining.

The modern, well fitted kitchen/dining room has a working surface with an inset, stainless steel sink unit, mixer tap over, cupboard and an integral dishwasher under. The working surfaces continue with base units of cupboards with drawers under, also space and plumbing for a washing machine. Built into the working surface is an electric 4 ring hob with a stainless steel splashback, a stainless steel extractor hood with light over and inset lighting. Situated in a housing unit is an electric oven with grill, matching eye-level cupboards, an integral fridge/freezer and a breakfast bar.

Within the dining area there is ample room for a family size dining table, UPVC double glazed window to rear and French doors opening to the rear garden. Situated in a cupboard is a gas fired combination boiler heating hot water and radiators as listed.

From the reception hall a door opens into a ground floor cloakroom/W.C having a low flush W.C, pedestal wash hand basin with tiled splashback and a frosted UPVC double glazed window to side.

From the reception hall a staircase rises up to the first floor landing having doors leading off to bedrooms and bathroom as listed.

Bedroom one is L shaped having a UPVC double

glazed window to front, ample room for bedroom furniture, a recess for housing a wardrobe unit and a door into an en-suite/shower room.

The modern fitted en-suite/shower room has a shower cubical with folding glass door. mains fed shower over and situated within a vanity unit is a wash hand basin and W.C. The en-suite has tiled splashbacks, shaver socket, extractor fan and a frosted UPVC double glazed window to side.

From the landing a door opens into bedroom two. Bedroom two has an inspection hatch with a drop down ladder to a practically boarded roof space above. The bedroom has a built-in wardrobe fitment, ample room for bedroom furniture and a UPVC double glazed window overlooking attractive gardens to rear.

From the landing a door opens into bedroom three. Bedroom three is a generously size bedroom which would make a good home office having a UPVC double glazed window to rear.

A door off the landing opens into a Family bathroom having a suite in white to include a side panelled bath, electric shower over, glass shower screen, pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, shaver socket, extractor fan and a frosted UPVC double glazed window to front.

OUTSIDE.

Situated in an attractive and sought after modern development with the property having pedestrian access to front along a pathway and also good size lawned gardens to front. There is outside lighting and a pathway leading to the side of the property where there is a small gravelled garden and secure access to the rear.

REAR GARDEN.

A feature of the property is a large, south facing rear garden which is ideal for young families and keen gardeners alike. There is a slab patio seating area, a timber built storage shed tucked away to one side and the gardens are laid mainly to lawn. There is outside lighting, outside cold water tap and a pathway leading along the garden to the rear where there is secured gated access to a driveway to rear. There is parking for a vehicle and also an electric Crocodile roller door into a garage.

GARAGE.

The good size garage has lighting and power points for further appliances.

SERVICES.

All mains services connected, gas fired central heating and telephone subject to BT regulations.

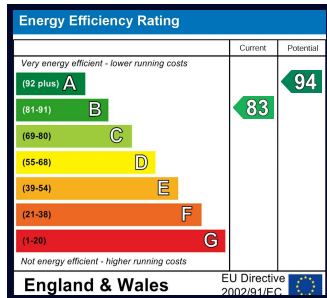
A service charge is payable of approximately £200.00. P.A. Which is to service a nearby green area.

ROOMS AND SIZES

Reception Hall	
Lounge	4.50m x 2.77m (14'9" x 9'1")
Kitchen/Dining Room	4.88m x 3.20m (16' x 10'6")
Ground Floor Cloakroom/W.C.	
Bedroom One	4.65m (max) x 2.64m (15'3" (max) x 8'8")
Bedroom Two	4.34m x 2.67m (14'3" x 8'9")
Bedroom Three	3.23m x 1.98m (10'7" x 6'6")
Family Bathroom	
Rear Garden	
Garage	5.61m x 2.90m (18'5" x 9'6")

PROPERTY INFORMATION

Council Tax Band - D
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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