



JonathanWright
estate agents



52 Oldfields Close, Leominster, Herefordshire HR6 8TL. £295,000

**52 Oldfields Close
Leominster
Herefordshire
HR6 8TL**

£295,000

PROPERTY FEATURES

- Detached House
- 3 Bedrooms
- En-Suite/Shower Room
- Lounge
- Rear Conservatory
- Dining Room
- Ground Floor Cloakroom/W.C.
- Fitted Kitchen
- Family Bathroom
- Detached Garage & Secure Rear Garden

To view call 01568 616666





Situated in a pleasant cul-de-sac position a detached modern house offering gas fired centrally heated and double glazed accommodation to include a small porch, reception hall, lounge, fitted kitchen with appliances, separate dining room, rear conservatory, 3 bedrooms, en-suite/shower room, main family bathroom and outside gardens and parking to the front, a detached single garage and enclosed gardens to rear. Oldfields Close is within a few moments walking distance of Leominster's main town centre and amenities and also close to open countryside walks. The full particulars of 52 Oldfields Close, Leominster are further described as follows:

The property is a detached house of brick construction under a tiled roof. A double glazed entrance door opens into a small enclosed porch with a leaded glazed door opening into the reception hall. The reception hall has a door off to a ground floor cloakroom having a low flush W.C and wash hand basin. From the reception hall a door opens into the lounge having a feature fireplace with an inset coal effect, living flame effect gas fire, laminate flooring, 2 double glazed windows to front, 2 panelled radiators and a door opening into a rear conservatory. The conservatory is UPVC double glazed, having a door into the rear garden. From the reception hall a pair of glazed double doors open into the dining room. The dining room has double windows to front and a panelled radiator. From the reception hall a door opens into the kitchen having fitted units to include an inset stainless steel, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is an inset 4 ring gas hob, fan assisted electric oven with grill and an extractor hood with light over. There is space and plumbing for a washing machine and also for a dishwasher, planned space for a fridge, eye-level cupboards, plenty of power points, double glazed to rear, panelled radiator, door to a storage cupboard and a wall mounted gas fired central heating boiler, heating hot water and radiators as listed. A double glazed door from the kitchen opens into the rear gardens. From the reception hall a staircase rises and turns past a double glazed window to rear to the first floor landing, having lighting, power and doors off to bedrooms.

Bedroom one has 2 double glazed windows, one to front and one to rear, 2 panelled radiators, ceiling lights, built-in double wardrobe and also an en-suite/shower room. The en-suite/shower room has an enclosed shower cubical with a direct hot shower from the main hot water system, an enclosed low flush W.C, vanity wash hand basin, an opaque double glazed window to front and a panelled radiator. Bedroom two has a double glazed window to front, panelled radiator, lighting and power. Bedroom three has a double glazed window to rear, panelled radiator, lighting and power. Off the landing a door opens into the family bathroom having a panelled bath, shower over, pedestal wash had basin, low flush W.C, ceramic tiling to splashbacks, 2 double glazed windows, both to front and a panelled radiator.

OUTSIDE.

The property is approached to the front off a tarmac driveway, providing parking for motor vehicles, lawned gardens to front with a brick paved pathway to the front door and access through a gate to the side into the rear garden. The property has the benefit of a detached brick built garage.

GARAGE.

The garage has a metal up and over front door, concreted floor, power and lighting.

REAR GARDEN.

The enclosed rear garden has panelled fencing and is laid mainly to lawn. There is a small patio area with the garden relatively private and having mature trees outside the garden to the rear.

SERVICES.

All mains services are connected and gas fired central heating.

ROOMS AND SIZES

Reception Hall

Ground Floor Cloakroom/W.C.

Lounge 5.28m x 3.10m (17'4" x 10'2")

Rear Conservatory 2.57m x 2.74m (8'5" x 9')

Dining Room 2.82m x 2.34m (9'3" x 7'8")

Kitchen 3.28m x 2.51m (10'9" x 8'3")

Bedroom one 5.05m x 3.18m (16'7" x 10'5")

En-Suite/Shower Room

Bedroom Two 2.90m x 2.82m (9'6" x 9'3")

Bedroom Three 3.35m x 2.08m (11' x 6'10")

Family Bathroom

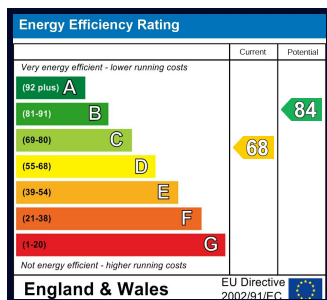
Garage 5.18m x 2.67m (17' x 8'9")

Rear Garden

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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