



**22 Oak Tree Drive, Leominster, HR6 8JG. £295,000**

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### **PROPERTY FEATURES**

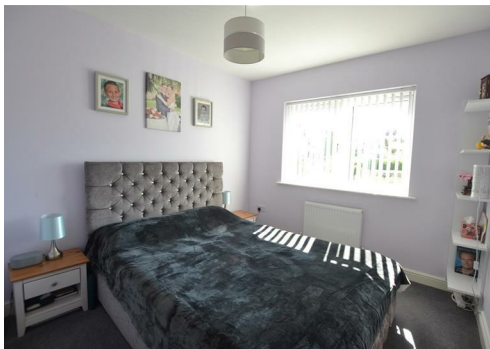
- **Detached House**
- **3 Bedrooms**
- **En-Suite**
- **Lounge**
- **Kitchen/Dining Room**
- **Ground Floor Cloakroom/W.C.**
- **Family Bathroom**
- **Secure Rear Garden**
- **Parking For 2 Vehicles**



**To view call 01568 616666**



**JonathanWright**  
estate agents



A smart and well presented modern house situated in a sought after residential position not far from Leominster's main town centre and amenities offering double glazed and gas fired centrally heated living accommodation having a reception hall, lounge, modern fitted kitchen with appliances/dining room, ground floor cloakroom/W.C, 3 bedrooms, an en-suite/shower room, main family bathroom and outside lawned garden to front with a drive with parking for 2 motor vehicles, good size lawn and timber deck garden to rear being safe and secure.

The full particulars of 22 Oak Tree Drive, Leominster are further described as follows:

The property is a modern detached house of brick construction under a tiled roof. A canopy porch gives access under and through an entrance door into a reception hall having a panelled radiator, lighting, power, under stairs storage and a door opening into the lounge.

The lounge has a window to front, panelled radiator, lighting and power.

From the reception hall a door opens into the kitchen/dining room. The smart kitchen/dining room has units to include an inset one and a half, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is a 4 ring electric ceramic hob, extractor hood with light over, a fan assisted electric oven with grill in a tall housing unit and cupboard space over and under. There is also a built-in fridge and freezer, integral dishwasher, space and plumbing for an automatic washing machine, eye-level cupboards and a wall mounted idea gas fired boiler heating hot water and central heating system. There is a breakfast bar, ceiling downlighters and a window to rear.

The dining area has room for a dining table and chairs, panelled radiator, ceramic tiled flooring, smoke alarm and double opening French doors opening onto the rear decking. In the reception hall a door opens into a ground floor cloakroom/W.C. having a wash hand basin, low flush W.C, panelled radiator, lighting, extractor fan and an opaque glazed window to

side.

In the reception hall a staircase rises and turns up to the first floor landing having lighting, inspection hatch to the roof space above and doors to bedrooms.

Bedroom one has a window to rear, lighting, power and a panelled radiator.

Bedroom two has a window to front, panelled radiator, lighting, power, built-in large wardrobe fitment and a door opening into an en-suite/shower room.

The en-suite/shower room has an enclosed shower cubicle, vanity wash hand basin, enclosed low flush W.C, tiled splashbacks, lighting, extractor fan and a vertical heated towel rail/radiator.

Bedroom three has a window to rear, lighting, power and a radiator.

Off the landing a door opens into the bathroom having a suite in white of a panelled bath with handgrips, shower over, pedestal wash hand basin, enclosed low flush W.C, tiled splashbacks, including a tiled window sill with an opaque glazed window to front. There is tiled flooring, vertical heated towel rail/radiator, lighting and an extractor fan.

#### OUTSIDE.

The property is approached to the front where there is a tarmac driveway with parking for 2 motor vehicles, lawned garden to front and a pathway to side giving access into the rear garden.

#### REAR GARDEN.

The good size, safe and enclosed garden has fencing to both sides and rear boundary, also a raised timber deck seating area, lawned garden, children's play area, outside lighting, a cold water tap and is relatively private.

#### SERVICES.

All mains services are connected and gas fired central heating.

## ROOMS AND SIZES

Reception Hall

Lounge 4.50m x 2.79m (14'9" x 9'2")

Kitchen/Dining Room 4.83m x 3.23m (15'10" x 10'7")

Ground Floor Cloakroom/W.C.

Bedroom One 4.27m x 2.67m (14' x 8'9")

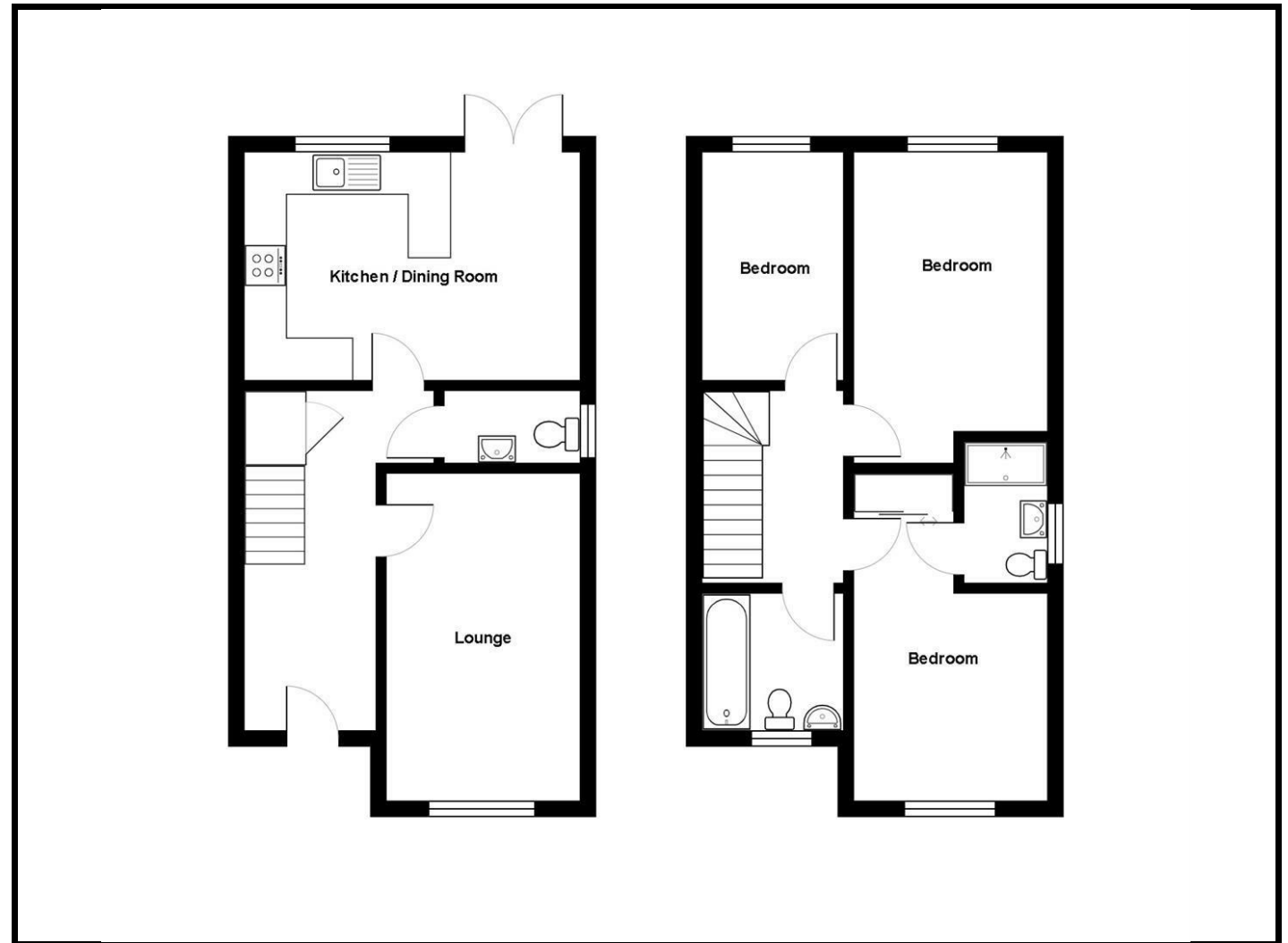
Bedroom Two 2.90m x 2.67m (9'6" x 8'9")

En-Suite/Shower Room

Bedroom Three 3.25m x 2.01m (10'8" x 6'7")

Bathroom

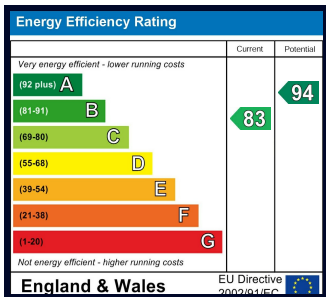
Rear Garden



## 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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