13 Oldfields Close, Leominster, HR6 8PY. £299,950

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PROPERTY FEATURES

- Detached House
- 3 Bedrooms
- En-Suite Shower Room
- Lounge
- Kitchen/Dining Room
- Utility Room
- Family Bathroom
- Adjoining Garage & Driveway With Parking
- Gardens To Front & Rear
- Close To Town Centre

To view call 01568 616666

JonathanWright
estate agents

Situated in a quiet and highly sought after development, a modern and well present detached house offering gas fired centrally heated and double glazed accommodation to include a reception hall, lounge with bay window, kitchen/dining room, utility room, ground floor cloakroom/W.C, 3 bedrooms, main family bathroom and outside attractive garden to the front, a safe and secure garden to the rear, a driveway with parking for vehicles and an adjoining garage. Oldfields Close is well positioned for Leominster's town centre and amenities to include a wide range of shops, supermarkets, cafes, restaurants and good schooling. Also, only a short walk away are attractive walks along a riverside and open playing fields.

A UPVC double glazed entrance door opens into a reception hall having a useful under stairs storage area and a door into a ground floor cloakroom/W.C. The cloakroom has a low flush W.C, a pedestal wash hand basin and a frosted UPVC double glazed window to the front.
From the reception hall double opening doors open into the lounge.
The good size lounge has a UPVC double glazed bay window to the front, feature fireplace with marble hearth, fire surround, and mantle shelf over and wall lighting.
From the reception hall d door opens into the kitchen/dining room.
The good size kitchen/dining room has working surfaces with base units under of cupboards and drawers , built-into the working surface is a Hotpoint gas hob and there is a planned space for a fridge. Situated in a housing unit is an electric double oven with cupboards over and under and there is also a further working surface with a glass fronted display cabinet, cupboards and drawers under, shelving and a wine rack. The kitchen also has a range of matching eye-level cupboards and a UPVC double glazed window overlooking gardens to the rear. The dining area has ample room for a family sized dining table, a UPVC double glazed bay window overlooking gardens and a multi-fuel stove.
From the kitchen/dining room a door opens to a utility room having a working surface, with cupboards and drawer under, planned space with plumbing for a washing machine and space for a further appliance. There is also a matching larder unit, eye-level cupboards, a frosted UPVC double glazed window to the rear and a UPVC double glazed door opening out to the rear garden. A connecting door opens from the utility room into into the garage.
From the reception hall a staircase rises up to the first floor landing having a hatch to the loft space above, a UPVC double glazed window to the side and a door into an airing cupboard housing a factory hot water cylinder and shelving. Doors from the landing lead off to bedrooms.
Bedroom one is a good size master bedroom and has a UPVC double glazed window to the front and a built-in wardrobe fitment. A door opens into an en-suite shower room.
The en-suite shower room has a corner shower cubicle with a mains fed shower over, a wash hand basin with vanity unit under and a low flush W.C. There is also a frosted UPVC double glazed window to the side.
Bedroom two is also a good size bedroom having a large built-in wardrobe fitment and drawer unit and a UPVC double glazed window to overlooking the rear garden.
Bedroomthree could also be an used as a study and has a UPVC double glazed window to the front.
From the landing a door opens into the main family bathroom having a suite to include a side panelled bath, low flush W.C, a wash hand basin with built into a vanity unit, saver socket and a frosted UPVC double glazed window to the rear.

OUTSIDE.
The property is situated in a most sort after residential position and is approached to the front over a pedestrian pathway onto a driveway with parking for vehicles. To the front is an attractive lawned garden with deep and well stocked floral and shrub borders, outside lighting and a pathway leading to the side of the property through a secure gate to the rear garden. At the end of the driveway and up and over door gives access to an adjoining garage.

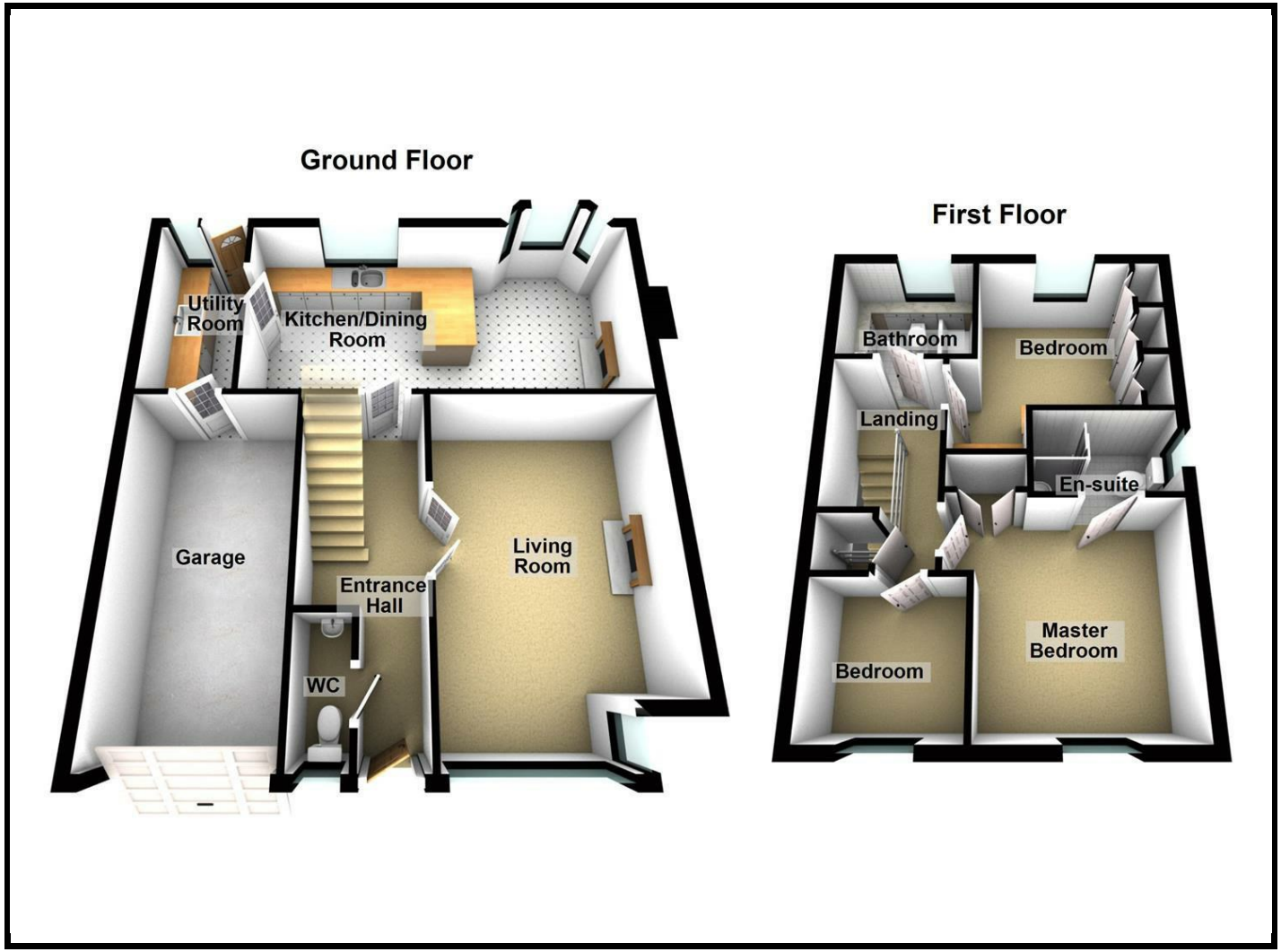
GARAGE.
The good size garage has power and lighting.

REAR GARDEN.
The property enjoys a west facing, safe and secure rear garden enjoying the afternoon sunshine.
The garden has a large slabbed patio seating area with an outside cold water tap and the garden is laid mainly to lawn with deep shrub borders and to the rear of the garden is a timber built storage shed.

SERVICES.
All mains services connected and gas fired central heating.

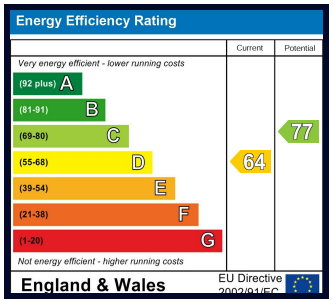
ROOMS AND SIZES

Reception Hall	
Ground Floor Cloakroom/W.C.	
Lounge	5.26m x 3.66m (17'3" x 12')
Kitchen/Dining Room	6.32m x 3.15m (20'9" x 10'4")
Utility Room	3.05m x 1.45m (10' x 4'9")
Bedroom One	3.56m x 3.28m (11'8" x 10'9")
En-Suite/Shower Room	
Bedroom Two	3.51m x 2.51m (11'6" x 8'3")
Bedroom Three	2.36m x 2.16m (7'9" x 7'1")
Bathroom	
Garage	5.49m x 2.51m (18' x 8'3")
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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