



6 Oak Tree Drive, Leominster, HR6 8JG. £289,950

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Leominster
HR6 8JG**

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PROPERTY FEATURES

- **Detached House**
- **3 Bedrooms**
- **En-Suite/Shower Room**
- **Lounge**
- **Kitchen/Dining Room**
- **Grond Floor Cloakroom/W.C.**
- **Gas Central Heating**
- **Gardens to Front**
- **Parking For Vehicles**
- **Secure Rear Garden**



To view call 01568 616666



JonathanWright
estate agents



A modern detached house built in 2021 offering pleasant and well laid out double glazed and gas fired centrally heated living accommodation having a canopy porch, reception hall, lounge, ground floor cloakroom/W.C, smart kitchen/dining room with appliances, 3 good size bedrooms, en-suite/shower room, main family bathroom and outside gardens to both front and rear, private driveway to side with parking for motor vehicles and all within easy reach of Leominster's town centre, schools and amenities. An internal inspection is recommended of this property and viewing is strictly by prior appointment with the selling agents. Full particulars of 6 Oak Tree Drive, Leominster are as follows:

The property is a detached house of brick construction under a tiled roof. A canopy porch gives access under and through a double glazed entrance door into the reception hall having a panelled radiator, ceiling light, power points and also a door to a cloaks cupboard with light. From the reception hall a door opens into the lounge having a feature fireplace with an inset, log and living flame effect electric fire. The lounge has a double glazed window to front, panelled radiator, lighting, power and smoke alarm.

From the reception hall a door opens into a cloakroom having a low flush W.C, pedestal wash hand basin, ceiling light, extractor fan, panelled radiator and an opaque double glazed window to side. A door from the hall opens into the kitchen/dining room. The well fitted kitchen has units to include an inset stainless steel, one and a half bowl, single drainer sink unit and working surfaces to either side with base units under. There is an inset 4 ring Zanussi electric hob, built-in cupboards under, a Zanussi fan assisted electric oven with grill to the side and cupboard space over and under. There is a built-in fridge/freezer, built-in dishwasher and space with plumbing for an automatic washing machine. The kitchen has matching eye-level cupboards, stainless steel Zanussi extractor

hood with light over, plenty of power points, double glazed window to rear, ceiling downlighters, smoke alarm, breakfast bar feature and plenty of room in the dining space for a good size table and chairs. The dining area has additional downlighters, power points, panelled radiator and double opening, double glazed doors into the rear garden. From the reception hall a staircase rises up to the first floor landing having ceiling lights, smoke alarm, inspection hatch to the roof space and doors to bedrooms. Bedroom one has a double glazed window to front, panelled radiator, lighting, power and also the benefit of an en-suite/shower room. The en-suite has a shower cubicle, low flush W.C, vanity wash hand basin, extractor fan, ceiling light, panelled radiator and an opaque double glazed window to side. Bedroom Two has double glazed window to rear, panelled radiator, lighting and power. Bedroom three has a double glazed window to rear, lighting, power and a panelled radiator. Off the landing a door opens into the family bathroom having a suite in white of a panelled bath with hand grips, electric shower over, built-in low flush W.C, pedestal wash hand basin, panelled radiator, ceiling light, extractor fan and an opaque double glazed window to front.

OUTSIDE.

The property is situated in a cul-de-sac position and is approached to the front with a tarmac driveway providing parking to the side of the house for motor vehicles and also an opening gate leading into the rear garden. There is a lawn garden to front and pathway to the front door.

REAR GARDEN.

The good size rear garden is well laid out with a large flagged patio area, timber built garden shed, good size, level lawn, panelled fencing to both side and rear boundary and is west facing. There is outside lighting to rear and a cold water tap.

ROOMS AND SIZES

Reception Hall

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

Ground Floor Cloakroom/W.C.

Kitchen/Dining Room 4.72m x 3.23m (15'6" x 10'7")

Bedroom One
4.57m (max) x 2.67m (max) (15' (max) x 8'9" (max))

En-Suite/Shower

Bedroom Two 4.47m x 2.67m (14'8" x 8'9")

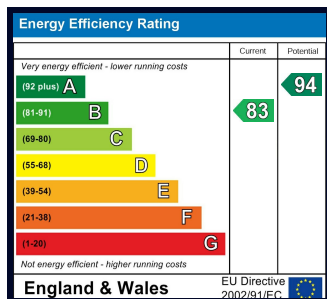
Bedroom Three 3.23m x 1.98m (10'7" x 6'6")

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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