



Tall Trees, Mayern Close
Leominster, HR6 8PU

Price
£350,000

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Tall Trees, Mayern Close

Leominster

A light and airy detached three double bedroom house, situated in a quiet cul-de-sac in a residential area of Leominster. The property is a perfect family home benefiting from gas heating, double glazing, fully enclosed rear garden, garage and off road parking. Viewing is highly recommended to appreciate the spacious accommodation on offer.

- Walking distance to Leominster centre
- Good size garden
- Close to amenities
- Driveway parking

Directions

From Cobb Amos Leominster continue along Broad Street and turn left at the bottom onto the A44. At the traffic lights continue straight on until reaching the mini-roundabout. Turn right at the mini-roundabout and follow the road for approximately 200 yards before turning left onto Mayern Close. Follow the road around to the left where the property can be found in the corner.



Total area: approx. 148.4 sq. metres (1597.2 sq. feet)

Introduction

This is a well appointed family home boasting ample living accommodation, parking and fully enclosed rear gardens in an enviable and convenient location. The spacious accommodation comprises entrance hall, cloakroom, living room, kitchen/ breakfast room, office, utility, three double bedrooms, ensuite bathroom, dressing room and shower room.

Property description

The front door opens into the entrance hall where there is access to the primary rooms, cloak room with wc and basin, storage space and the staircase to the first floor. To the left is the living room which has dual aspect windows including French doors opening onto the patio and allow natural light to flood the room. There is a feature fireplace creating a cosy focal point.

The kitchen has ample wall and base units with an electric oven with gas hob. There is space for a dishwasher and fridge freezer. A sink has a window above overlooking the rear garden and there is space for a breakfast table and chairs. Double doors open to the dining area which is currently being used as a home office and has a window to the front. From the kitchen a door opens to the utility area where there are additional base units, space and plumbing for a washing machine and tumble dryer and access to the rear garden and the garage.

The staircase rises to the first floor landing. Bedroom one is a double with a window to the front, an en-suite bathroom with white wc, basin and corner bath with a shower above. A door opens to the dressing room which has built in wardrobes. Bedrooms two and three are both double sixes with bedroom two a window to the front and bedroom three to the rear. The family shower room has a wc, basin and double shower cubicle. There is a chrome towel rail and useful cupboard.

Garden

The front of the property is block paved with a raised bed to one side and lawn on the other. A gate to the side leads to the rear garden where the block paving continues and creates space to dine in the warmer months. The garden is laid to lawn with a hedge boundary and a useful shed at the bottom.

Garage and parking

The garage has an up and over door and creates space for one car. There is light and power and ample space for tools and additional white goods. A pedestrian door opens into the utility.

The front of the property provides parking for several cars.

Services

All mains connected.

Herefordshire Council Tax Band E

Location

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* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating: Current 49, Potential 76
Environmental Impact (CO₂) Rating: Current 41, Potential 69



