

3, Oak Tree Drive, Leominster, HR6 8JG  
Price £310,000



# 3 Oak Tree Drive Leominster

CHAIN FREE, three bedroom, one en-suite, detached house with garage and bespoke garden structure on an exclusive development within a mature residential area of Leominster. Number 3, Oak Tree Drive benefits from light and spacious accommodation, quality fixtures and fittings, a very generous plot size and is sold with remaining building warranty. Please call 01568 610310 to arrange a viewing today.

- DETACHED HOUSE
- THREE BEDROOMS, ONE EN-SUITE
- KITCHEN DINER
- BESPOKE GARDEN STRUCTURE
- OFF ROAD PARKING
- SINGLE GARAGE
- FAMILY SIZE GARDEN
- STILL WITHIN BUILDER'S WARRANTY
- GENEROUS PLOT
- WALKING DISTANCE TO AMENITIES

## Material Information

**Price** £310,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** B (83)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Introduction

Cobb Amos are delighted to offer for sale a detached home within a mature residential area of Leominster and still within the original builder's warranty. There are 21 dwellings within the original development comprising of 3 and 4 bedroom detached houses and bungalows. All properties were built to a bespoke specification and benefit from light and spacious accommodation and quality fixtures and fittings. Number three has three bedrooms, master with en-suite and partial dressing area, family bathroom, loft space, kitchen-diner, sitting room, cloakroom and under-stair cupboard. The property also benefits from garage, driveway parking, large, secure garden and impressive bespoke garden structure.

## Property Description

Entry begins under a canopy porch and into an entrance hallway with stairs to the first floor, useful under-stair cupboard with lighting and shelving and a ground floor cloakroom with hand basin and WC. To the left is a sitting room with front aspect and neutral decoration which echoes throughout the property. To the rear of the home is a good sized kitchen-diner with doors and windows linking to the generously sized and secure rear garden adjoining.

The kitchen has a range of wall and base units with breakfast bar, electric oven and hob top, integrated fridge/freezer and housing for a washing machine. The room has space for a dining table and chairs offering views straight to the garden through patio doors. The room is well lit with spot lights and practical tiled flooring.

On the first floor are three bedrooms, master with en-suite and dressing area, family bathroom and loft access. The master bedroom has front aspect and benefits from having a designated area of hanging rail and shelving for dressing alongside an en-suite with shower cubicle, WC and hand basin. Bedroom two is a good sized double with rear, garden aspect and room for an assortment of bedroom furniture. Bedroom three is a single with rear, garden aspect and would lend itself to becoming a home office or dressing room should this be desired. The family bathroom has bath with shower over, window, WC and hand basin in a neutral white with modern finish.

## Garden, Garage & Parking

The garden is generously sized and presented as a 'blank canvas'. It is mainly laid to lawn with secure fencing, some mature tree planting to aid privacy and paved path to a rear gate leading to parking and single garage with up and over door. There is a patio area directly under the patio doors leading from the kitchen-diner and around to an impressive, bespoke timber, garden structure that could have multiple purposes: outside bar entertainment, private and weather tight cover for a hot tub (as used previously) or sheltered and private area for outdoor dining and entertainment. The area has power and lighting.

## Services

All mains services are connected to the property including gas central heating

Tenure: Freehold

Herefordshire Council Tax band D

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 15 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 2300 Mbps 2300 Mbps Good

Networks in your area - Full Fibre, Openreach

Source: Ofcom Mobile Checker

## Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.org.uk/mobile-coverage-checker>

## Location

Out of all the Herefordshire market towns of Bromyard, Ledbury, Ross-on-Wye and Kington, Leominster is best known for its medieval black and white buildings and antique shops and there's plenty more to keep you occupied in a quintessentially English town in the north of Herefordshire. Leominster is a popular market town which boasts a wealth of local shops, a weekly open-air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

## What3words

What3words://loaning.canine.origin

## Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

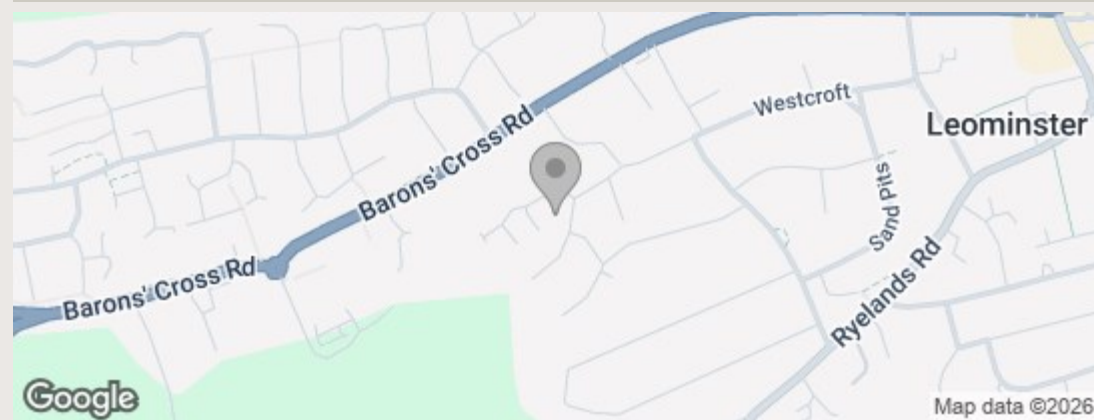
Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Directions

Proceed north on the Leominster Bypass (A49) and at the roundabout take the first exit onto Mill St/A44. At the next roundabout take the first exit onto Bridge Street/Mill Street/A44. Continue into Leominster, at the crossroads turn right onto Bargates/A44, then left onto Westfield Walk. After a short distance turn right onto Westcroft and Oak Tree Drive is signposted at the end of this road.



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