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estate agents



Swn Y Dre, Newlands Drive, Leominster, HR6 8PR. No Onward Chain £365,000

**Swn Y Dre, Newlands Drive
Leominster
HR6 8PR**

No Onward Chain £365,000

PROPERTY FEATURES

- Detached House
- 4 Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Ground Floor Cloakroom/W.C.
- Shower Room
- Garage
- Patio Rear Garden



To view call 01568 616666



Situated in an enviable position along Newlands Drive a spacious detached family size house being gas fired centrally heated and double glazed with the accommodation to include a reception hall, large lounge, separate dining room, fitted kitchen with appliances, ground floor cloakroom/W.C, and on the first floor 4 double bedrooms, large shower room and outside a single garage, brick paved parking, lawn and patio gardens, all within a few moments walking distance of Leominster's main town centre and amenities. The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Details of Swin Y Dre, Newlands Drive, Leominster are further described as follows:

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

The lounge has a feature fireplace, gas coal and living flame effect fire inset, panelled radiator, wall lighting and lighting. The lounge has power points, window to front and windows and door to rear. From the reception hall a door opens into the dining room which has a window to the front, panelled radiator and lighting. From the reception hall a door opens into the kitchen. The modern kitchen has units to include an inset, one and a half bowl, single drainer sink unit, base units of cupboards and drawers, an inset 5 ring gas hob, extractor hood with light over and in a housing unit is a Bosch fan assisted double oven with grill. There is space and plumbing for a washing machine, planned space for additional appliances, tiled splashbacks, eye-level cupboards, ceiling spotlighting, window to rear and a door opening to the rear patio. In the reception hall a door opens into a cloakroom/W.C, having a low flush W.C, vanity wash hand basin, panelled radiator, tiled splashbacks and an opaque double glazed

window to rear.

From the reception hall a staircase rises up to the first floor landing having a window to rear, lighting and, an inspection hatch to the roof space above.

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

Bedroom two has a window to front, panelled radiator and lighting.

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

Bedroom four has a window to rear, radiator and lighting.

Off the landing a door opens into the shower room. The shower room having a large easy walk-in shower cubicle, built-in vanity wash and basin and an enclosed low flush W.C. There are wall cupboards, vanity wall cupboards, vanity mirror with lighting, wet board panelling, vertical heated towel rail/radiator, ceiling light and an opaque glazed window to front. Also on the landing is a door opening into the airing cupboard housing the Factory insulate hot water cylinder and immersion heater.

OUTSIDE.

The property is situated in a corner position on Newlands Drive having a brick paved drive to front with parking for motor vehicles. There is retaining walls, mature trees and plants, lawned gardens to front which continues across the side and from the brick paved drive there is access to the garage.

GARAGE.

The garage has a metal up and over front door, concreted flooring, power, lighting, a door to rear opening into the rear garden and a wall mounted Worcester boiler heating hot water and radiators.

REAR GARDEN.

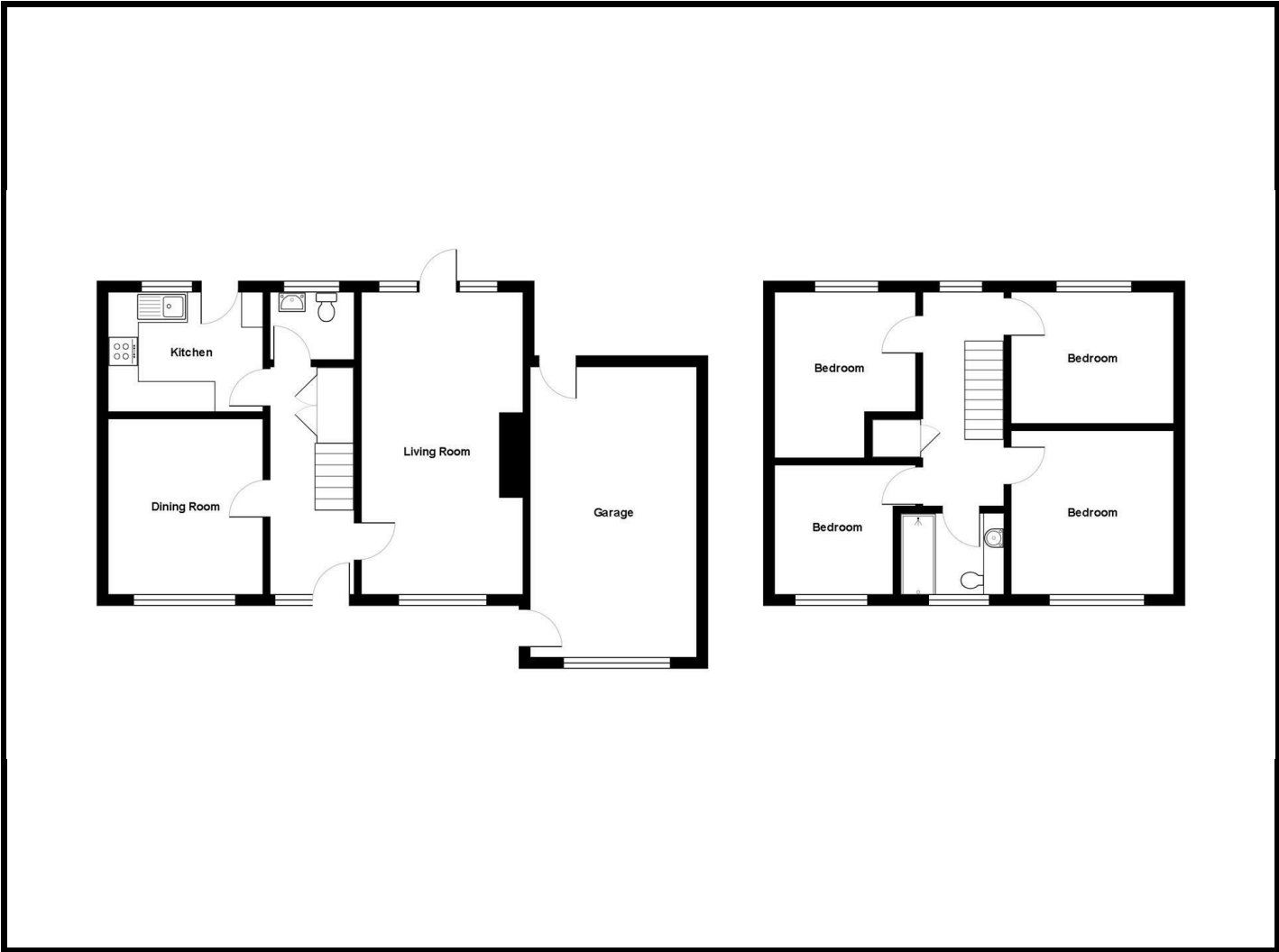
The garden to rear are laid mainly to flagged patios with floral and shrub borders and a good size lawn garden to side.

SERVICES.

All mains services are connected and gas fired central heating.

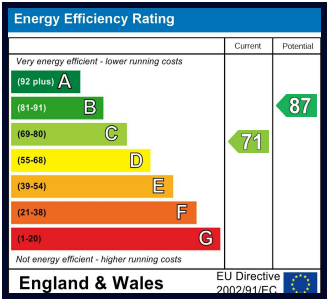
ROOMS AND SIZES

Reception Hall	
Lounge	6.15m x 3.25m (20'2" x 10'8")
Dining Room	3.51m x 2.97m (11'6" x 9'9")
Kichen	2.95m x 2.51m (9'8" x 8'3")
Ground Floor Cloakroom/W.C.	
Bedroom One	3.28m x 3.18m (10'9" x 10'5")
Bedroom Two	2.67m x 2.67m (8'9" x 8'9")
Bedroom Three	3.28m x 2.87m (10'9" x 9'5")
Bedroom Four	3.35m x 3.30m (11' x 10'10")
Shower Room	
Garage	5.89m x3.40m (19'4" x11'2")
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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