

for sale

£400,000



## Oakdene Laskett Lane Much Birch Hereford HR2 8HZ

A detached bungalow family home, in excellent decorative order, offering 3 bedrooms, 2 bathrooms, office space and a garage the property has potential to be modernised. With views over the beautiful garden and fields beyond the the location of this property is one that shouldn't be dismissed.



# Oakdene Laskett Lane Much Birch Hereford HR2 8HZ

## Approach

Driveway with parking leading to garage, wrap around style garden with wooden gate approach giving access to rear garden.

## Entrance Hall

Newly installed, double glazed, front security door leads into hallway newly laminated wooden flooring with a cupboard housing the central heating boiler.

## Lounge

20' 1" x 10' 5" ( 6.12m x 3.17m )

Feature fireplace with brick surround, two central heating radiators, triple aspect double glazed windows and glazed double doors giving access to rear garden showcasing the lovely southerly views over the garden and fields beyond.

## Kitchen

13' x 8' 7" ( 3.96m x 2.62m )

With worktop, electric cooker point, sink unit with mixer tap, tiled floor, plumbing for central heating radiator and two double glazed windows with front aspect.

## Shower Room

Shower cubicle, wash hand basin, WC, extractor fan, central heating radiator, double glazed window and storage.

## Bathroom

Bath, wash hand basin, WC, hatch to loft space, central heating radiator, and window to rear.

## Office

6' 6" x 4' 7" ( 1.98m x 1.40m )

With double glazed window to front aspect.

## Bedroom One

13' 2" x 8' 7" ( 4.01m x 2.62m )

Double aspect room, comprising built-in wardrobes, exposed floorboards, central heating radiator and double glazed windows offering views to front and side.

## Bedroom Two

11' 8" x 9' 10" ( 3.56m x 3.00m )

Double aspect room , comprising built-in wardrobes, central heating radiator and double glazed windows offering views to side and rear.





### Bedroom Three

11' 4" x 8' 7" ( 3.45m x 2.62m )

With a central heating radiator and two double glazed windows to rear aspect.

### Garden Room

10' 3" x 8' 3" ( 3.12m x 2.51m )

With central heating radiator, double glazed windows and doors to the decking and rear garden.

### Garage

16' x 9' 2" ( 4.88m x 2.79m )

With a modern, electric, roller-shutter door and the benefits of light and electric.

### Rear Garden

Well sized, south facing rear garden with beautiful far-reaching views across adjoining open farmland. Mainly laid to lawn with a large raised sun deck, ornamental pond and a range of ornamental shrubs and trees. Contains the Oil storage tank and foundations for a large garden shed to be built.



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Tenure:Freehold EPC Rating: D

Council Tax Band: D

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