



Freelands, Eardisley, Herefordshire, HR3 6PP



Sunderlands

Residential Rural Commercial



**Freelands
Eardisley
Herefordshire
HR3 6PP**

Summary of features

- Beautifully presented bungalow
- Within walking distance of village
- Four bedrooms, three reception rooms
- Large, well-stocked private gardens

Asking price £559,950

Situation:

Set just outside the village of Eardisley the property is well placed for neighbourhood amenities including primary school, church, public house, shops, village hall as well as some pleasant walks in the surrounding countryside.

The village is well placed for access to Hereford, Kington, Leominster and Hay-on-Wye.

Description:

A beautifully presented detached bungalow which has been extended over the years to now offer good sized family / retirement accommodation.

The property is set off a country lane within easy walking distance of the village centre and has flexible accommodation arranged over two floors.

The accommodation is oil-fired heated and double glazed and briefly comprises four bedrooms, bathroom and separate shower room, three reception rooms and excellent loft storage with potential to form extra living space.

A wide drive provides plenty of parking and in turn gives access to the garage and there are delightful well stocked gardens which has pleasantly private areas and would be of interest to keen gardeners.

To fully appreciate the features of this property an internal inspection is recommended.

Accommodation:

Enclosed Porch

With door to:

Entrance Hall

With stairs to first floor, parquet wood block flooring.

Kitchen / Breakfast Room

With range of modern base and eye-level units with solid wood worktops, inset ceramic 4-ring hob with extractor over, 1.5 bowl stainless steel sink and drainer, integrated appliances which include microwave, double oven, dishwasher and

fridge. Double glazed window to front, three feature wooden openings looking through to the dining area, door through to:

Utility

Having further units, solid wood worktop, single glazed window, space for fridge, doors to front and rear, door to:

Laundry Room

Having oil-fired central heating boiler, 1.5 bowl sink, fridge space, plumbing space for washing machine, double glazed window to front.

Dining Room

Having parquet flooring, electric fireplace, double glazed windows and double doors opening to:

Sun Lounge

Enjoying a southerly aspect, parquet flooring, double glazed sliding doors out to rear garden.

Sitting Room

A particularly pleasing room having again parquet flooring, double glazed window, bespoke stone fireplace with inset multi-fuel stove.

Bedroom 1

Having parquet flooring and double glazed windows.

Bedroom 2

Having parquet flooring, two double glazed windows.

Bathroom

Having corner bath, separate shower cubicle, WC, wash hand basin, double glazed window.

Cloakroom

With WC.

From the Reception Hall stairs lead to a first floor landing which gives access to the further bedrooms and has double glazed Velux window.

Shower Room

With fitted shower, WC low flush suite and wash hand basin, double glazed Velux window.





Bedroom 3

Having double glazed Velux window, eaves storage and double glazed window.

Bedroom 4

With double glazed Velux window and door through to:

Excellent Storage Area

With potential to form further accommodation.

Outside:

A splayed entrance drive with brick walling and double gates lead to an extensive brick paved parking area for a number of cars. The access also leads to the **garage** having doors, power and light, double glazed window and door to outside.

The gardens to the front are primarily laid to lawn with hedge and fence borders with side access to the rear. The rear gardens have pleasantly private areas with wide patio area giving way to an area of lawn with various trees and shrubs and would be of particular interest to gardeners. There is a small pond and garden shed.

Services:

We understand that mains water, electricity and drainage are connected to the property. Oil-fired central heating.

Tenure:

Freehold.

Viewing:

Strictly by appointment with the Agents.



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Hay-on-Wye Branch

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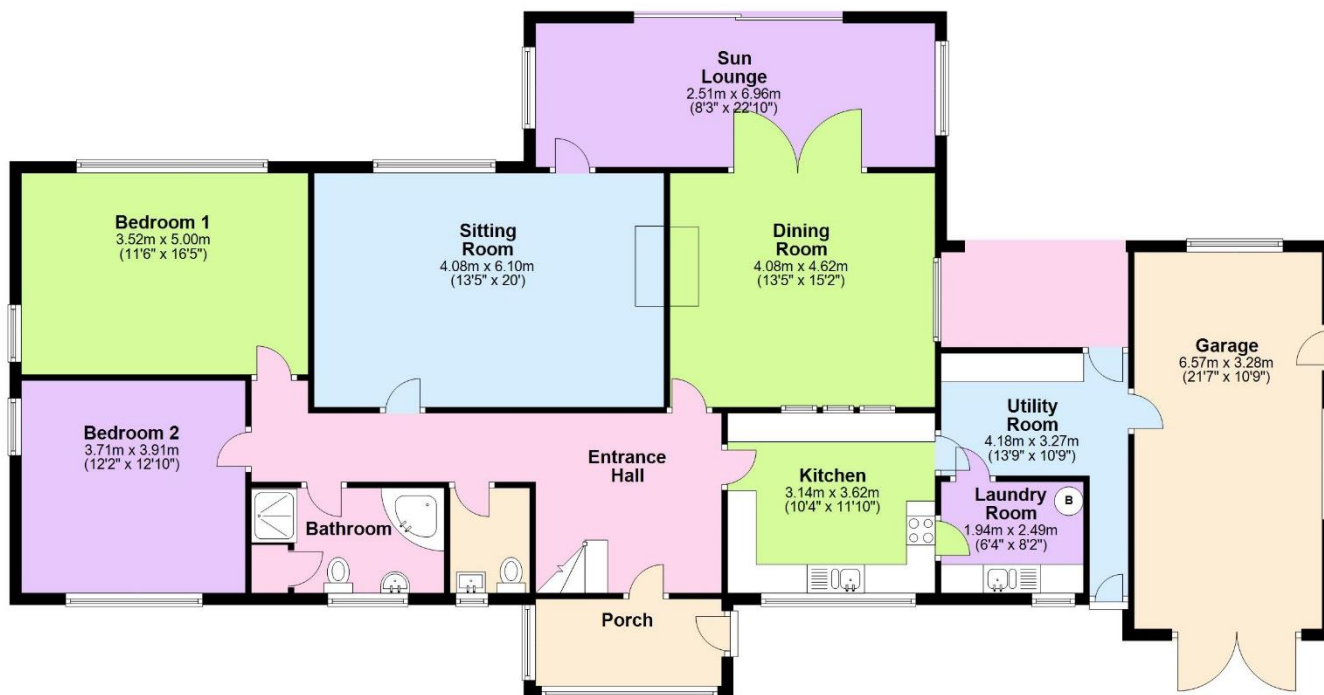
Tel: 01497 822 522

Email: hay@sunderlands.co.uk



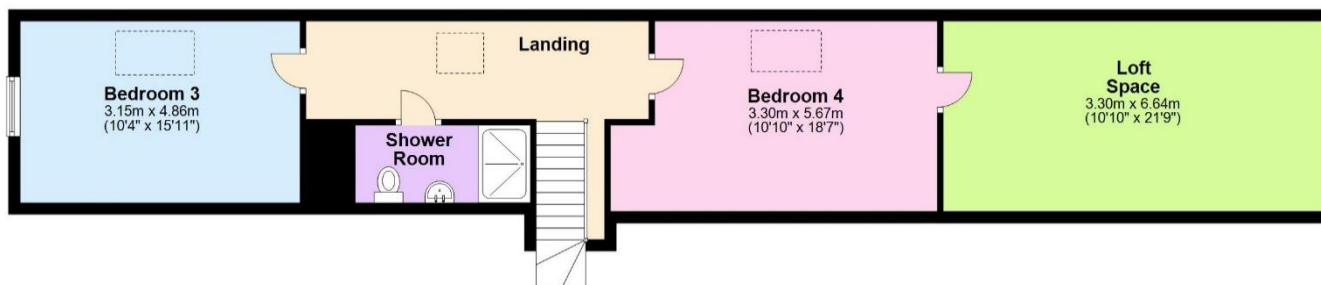
Ground Floor

Approx. 182.1 sq. metres (1960.4 sq. feet)



First Floor

Approx. 74.0 sq. metres (796.2 sq. feet)



Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Directions:

Proceed out of Hereford along the A438 and remain on the main road until reaching the village of Eardisley. Continue through the village taking the right turn onto the Almeley Road. Proceed along this road for about 400m where the property will be seen on the right-hand side as denoted by the agents For Sale sign.

