



Freelands, Eardisley, Hereford, HR3 6PP



Sunderlands
Residential Rural Commercial



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**Freelands
Eardisley
Hereford
HR3 6PP**

Summary of Features

- Beautifully presented Chalet bungalow
- Within walking distance of the village centre
- Large, well-stocked gardens with front and rear power outlets
- Extensive storage throughout the property.

Asking Price £560,000

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

Situation

Set within 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 such as the famous Black and White Village trail and The Brecon Beacons.

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

Description

The accommodation is oil-fired heated, double glazed and briefly comprises four double bedrooms, bathroom, cloakroom, separate shower room, three reception rooms and excellent loft and eaves 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 and tiled flooring, 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 fire with 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 One

Having parquet flooring and double glazed windows.

Bedroom Two

Having parquet flooring, two double glazed windows.

Bathroom

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

Cloakroom

With WC.

First Floor Landing

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 Three

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

Bedroom Four

With double glazed Velux window and door through to:





Storage Area

Boarded attic space 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, as well as having power outlets and 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 keen gardeners. There is a small pond and garden shed. To the rear of the house there is power outlets.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Total area: approx. 256.1 sq. metres (2756.6 sq. feet)

Floor plan produced for identification only. Not to Scale.
Plan produced using PlanUp.

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Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.