



6 BEARCROFT

WEOBLEY, HEREFORD HR4 8TA

Asking Price £269,950
FREEHOLD

Immaculately presented, extended older-style semi-detached house situated in the picturesque village of Weobley, with excellent local amenities, 3 bedrooms and 2 reception rooms. Ideal for first-time buyers and offered with no onward chain. Viewing is highly recommended.



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- Immaculately presented throughout
- Extended semi detached house
- Three bedrooms, two receptions
- Sought after village location
- Sold with no onward chain
- Ideal for a first time buyer/downsizing



Introduction

An attractive and well-presented three-bedroom semi-detached home, situated within the highly sought-after village of Weobley. Offering spacious and versatile accommodation throughout, the property benefits from a modern fitted kitchen, superb dining room extension with skylight and bi-folding doors, separate utility room, downstairs cloakroom, three bedrooms, a contemporary family bathroom, beautifully landscaped south-facing front garden, low-maintenance rear garden, allocated parking and a single garage. An ideal family home in a fantastic village location, and viewing is highly recommended.

Weobley is one of Herefordshire's most picturesque and highly regarded villages, renowned for its charming black-and-white timber-framed buildings, historic character and welcoming community atmosphere.

The village offers an excellent range of everyday amenities, including a village shop, local cafés, public houses, doctors' surgery, primary school and the highly regarded Weobley High School. Surrounded by beautiful Herefordshire countryside, there are numerous opportunities for walking and outdoor pursuits.

The Cathedral City of Hereford lies approximately 12 miles to the south-east, offering an extensive range of shopping, leisure, educational and recreational facilities, together with railway connections to major destinations.

Ground Floor & Entrance Hall

With a useful canopy porch and entrance door leading into the welcoming entrance hallway, featuring wood-effect flooring, double-glazed window to the side aspect, radiator, carpeted staircase leading to the first floor with useful understairs storage cupboard and doors leading into the

Lounge

A generously proportioned and inviting reception room with a

large south-facing double-glazed window overlooking the beautifully landscaped front garden, allowing plenty of natural light to flood the room. With fitted carpet, radiator, two wall light points and a feature fireplace with tiled surround and hearth. A door leads through to the

Kitchen

A modern fitted kitchen comprising a range of matching wall and base units with ample worksurface space over, panelled upstands and tiled splashbacks. There is a stainless steel sink and drainer unit, four-ring induction hob with extractor hood over and electric oven below, undercounter space and plumbing for a dishwasher, together with further appliance space for a drinks fridge, fridge and freezer. A large opening leads through to the

Dining Room

A superb addition to the property, providing a fantastic space for dining and entertaining, with tiled flooring, recessed spotlighting and a feature skylight flooding the room with natural light. Bi-folding doors open directly onto the enclosed rear garden, creating an excellent connection between the indoor and outdoor living spaces. A door leads into the

Downstairs Cloakroom

Fitted with a modern two-piece suite comprising low-flush WC and pedestal wash hand basin with tiled splashback. With tiled flooring, heated towel rail, recessed spotlighting, extractor fan and double-glazed window.

Utility Room

A useful addition to the accommodation with fitted worksurface, undercounter space and plumbing for a washing machine and space above for a tumble dryer. A further door leads into the

First Floor Landing

With fitted carpet, ceiling light point, access hatch to the loft space, airing cupboard housing the electric heating system and doors leading into the

Bedroom One

A spacious double bedroom enjoying a pleasant south-facing outlook over the front garden, with double-glazed window, fitted carpet, radiator and central ceiling light point. The room benefits from two double fitted wardrobes, providing excellent storage with a combination of hanging rails and shelving.

Bedroom Two

A further good-sized double bedroom with double-glazed window overlooking the rear garden, fitted carpet, radiator, ceiling light point and useful fitted wardrobe with hanging rail and shelving.

Bedroom Three

A versatile third bedroom, ideal for use as a single bedroom, nursery, home office or dressing room. With fitted carpet, radiator, ceiling light point and double-glazed window to the front aspect.

Bathroom

A modern bathroom fitted with a contemporary three-piece suite comprising panelled bath with electric shower over and panelled surround, vanity wash hand basin and low-flush WC. There are two mirrored storage cabinets, radiator and dual-aspect double-glazed windows to the front and side, providing plenty of natural light.

Outside

Front Garden

The property is approached through an attractive iron gate opening onto a concrete pathway providing access to the front entrance and side access gate.

The beautifully landscaped south-facing front garden is a particular feature of the property, enjoying a sunny aspect throughout much of the day. Thoughtfully arranged with raised stone-edged flowerbeds, a variety of established trees, shrubs and planting, the garden provides an attractive and welcoming approach to the house.

Rear Garden

To the rear is a private and enclosed, low-maintenance garden,

predominantly laid to a paved patio area, providing an ideal space for outdoor dining, entertaining and relaxation. There is a small area of lawn, enclosed fencing and a useful timber garden storage shed.

A rear access gate leads through to the allocated parking area and single garage.

Garage & Parking

The property benefits from allocated parking together with a single garage, conveniently accessed from the rear.

Directions

What3words:///foot.contacts.cubic

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Electric central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

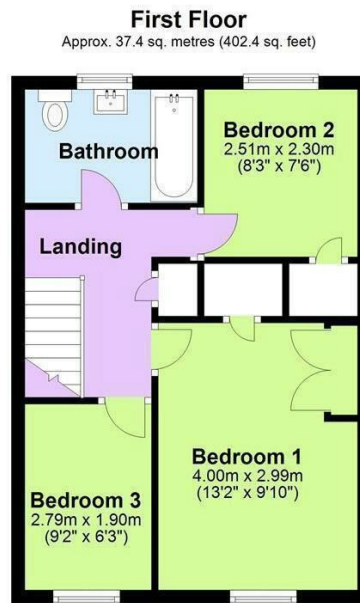
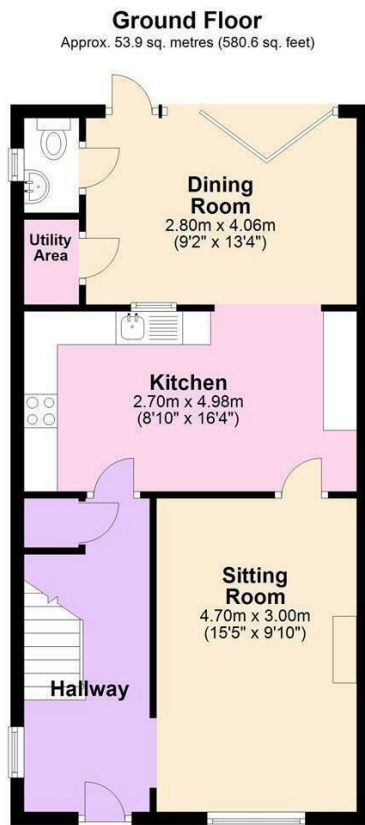
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

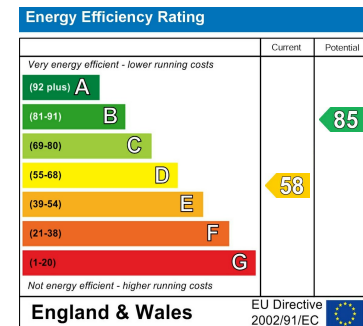
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Total area: approx. 91.3 sq. metres (983.0 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.



EPC Rating: D Hereford Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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