



PENLAN LASKETT LANE
MUCH BIRCH, HEREFORD HR2 8HZ

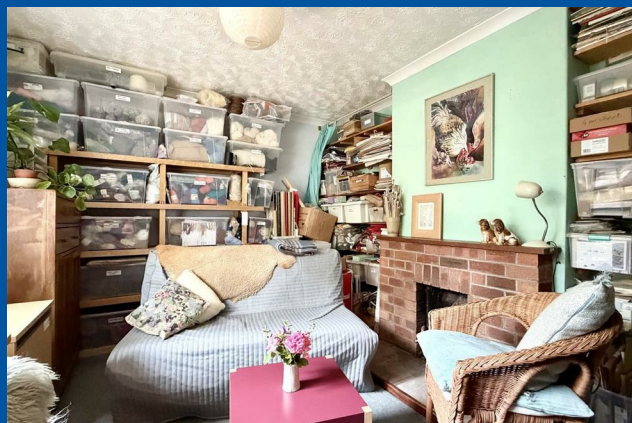
£325,000
FREEHOLD

Superb semi-detached house on the edge of popular village with 3 bedrooms, 2 reception rooms, studio & garden room, ideal for first time buyer or family. Viewing advised.



PENLAN LASKETT LANE

- Three bedroom semi detached
- Off road parking & garden
- Studio & garden room
- Ideal for a first time buyer/family
- Edge of a popular village
- Must be viewed



Introduction

Situated in the desirable village of Much Birch, this three-bedroom semi-detached home offers spacious and versatile accommodation, off-road parking, and a wonderful rear garden enjoying far-reaching views across the surrounding countryside. The property benefits from a fantastic outdoor space with a large detached studio and separate garden room.

Much Birch is a popular and well-connected Herefordshire village, located approximately six miles south of Hereford and surrounded by beautiful rolling countryside. The village offers a welcoming community atmosphere with a range of local amenities, including a primary school, village hall, church, and a highly regarded pub. Excellent road links via the A49 provide convenient access to Hereford, Ross-on-Wye, and the M50 motorway, making it an ideal location for commuters.

Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, space for coats and and shoe storage, wall mounted night storage heater, carpeted stairs leading up with useful under stair storage cupboard and doors leading into

Living Room

Comprising fitted carpet, central ceiling light, coving, double glazed window to the front aspect and feature open fireplace with brick surround and tiled hearth.

Kitchen

A modern fitted kitchen comprising a range of matte blue wash and base units with solid wood work surfaces over, there is a ceramic 1 1/2 bowl sink and drainer unit, a freestanding cooker with four ring gas hob and double oven below, there is an integrated bin drawer, useful shelving, dual aspect double glazed windows to the side and rear, a door to the side porch and opening into the

Dining Room

With solid wood flooring, a central ceiling light, coving, double glazed sliding doors out to the rear patio and feature woodburning stove with tiled hearth.

Porch

With pocket sliding door leading in, a ceiling light point, a useful large storage cupboard and doors into

Utility

With fitted wall and base units, sink and drainer unit with useful work surface space, double glazed window, wall mounted fuse box and door into the

Toilet

With low flush w/c, double glazed window and ceiling light point.

First Floor Landing

With fitted carpet, ceiling light point, double glazed window to the side aspect, useful airing cupboard housing the hot water cylinder, loft hatch and doors to

Bedroom One

A spacious double bedroom comprising fitted carpet, ceiling light point, coving, wall mounted night storage heater, double glazed window overlooking the rear garden and countryside beyond, two double fitted wardrobes with dressing table.

Bedroom Two

Another spacious double bedroom with fitted carpet, ceiling light point, wall mounted storage heater, double glazed window to the front aspect, useful storage cupboard and further space for wardrobes.

Bedroom Three

A single bedroom comprising fitted carpet, ceiling light point, fitted cabin bed, night storage heater and double glazed window to the front aspect.

Bathroom

A three piece suite comprising a panelled bath with electric shower over and tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, double glazed window and wall mounted night storage heater.

Outside

The property is approached via a dropped curb leading onto a concrete/brick paved driveway providing off road parking for one, there is additional parking to the front of the property. There are double opening wooden gates and two further access gates leading to the front garden. The main part of the front is a wild garden with an array of plants, shrubbery and fruit trees. There is a concrete pathway leading to the front door, to the large studio and to the rear garden. There is an additional side gate providing access to the rear where there is a useful potting shed, a good sized studio with light and power perfect as a man cave or a home office space and a further garden room again offering flexibility. The remainder of the rear is laid to a mix of lawn and patio with a pond, array of gardens plants, trees and shrubbery and enclosed by fencing with fantastic views towards open countryside at the rear.

The Studio

Currently utilised as a pottery studio but offering a fantastic space as a home office, games room or sun room with light and power, running water with a ceramic 1 1/2 bowl sink and drainer unit, double glazed windows and french doors out to the garden.

Garden Room

A flexible space offering versatility for all the family with a kitchenette comprising fitted wall and base units with work surface space over and tiled splash backs, stainless steel sink and drainer, there is a freestanding electric cooker, there is ample space for living and dining with a feature wood burning stove, a wooden staircase leading to a mezzanine level

currently used as a bedroom space, two ceiling light points and a door into a useful shower room comprising a large walk in shower with tiled surround, wash hand basin and low flush w/c.

Directions

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 rates are payable. Private drainage.

Property Services

Mains water, electricity are connected. Electric heating. Newly replaced septic tank (shared with neighbour).

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.

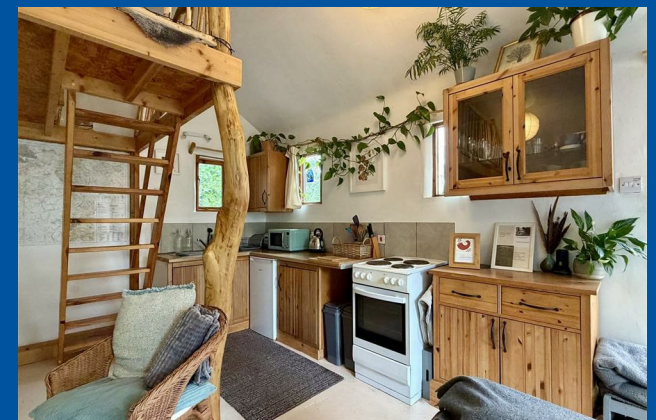
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 95.5 sq. metres (1028.1 sq. feet)
Penlan, Laskett Lane, Much Birch, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E 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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