



Havana House , Eardisley, Hereford, Herefordshire, HR3 6PP

£600,000

jackson  
property



- Beautifully Presented Detached House
- Lovely Rear Garden with Countryside Views
- 4/5 Bedrooms, 2 Bathrooms
- Finished to a High Standard Throughout
- Popular Village Location
- Viewing Highly Recommended

## Situation

Well positioned in the heart of the popular village of Eardisley which lies approximately 10 miles West of the City of Hereford. It is also within easy reach of the market town of Leominster being approximately 12 miles distance. The property therefore has access to some of the county's finest countryside including Hay on Wye and the Welsh borders. The village of Eardisley offers a wide range of amenities including shops with post office, church, public houses, primary school and bus service.

## Description

Havana House is a beautifully presented detached property which has been finished to a high standard throughout with quality fixtures and fittings including engineered oak flooring, oak internal doors and underfloor heating on the ground floor.

The inviting central hallway provides access to all ground floor rooms and has tiled flooring and a beautiful oak staircase to the first floor. The garage was converted in 2021 to provide a ground floor bedroom or would make an ideal snug room / home office. The living room has patio doors leading out to the patio area, windows to the side and a wood burner. There is a useful utility room which has fitted units with working surface over, sink unit and space and plumbing for appliances. A separate cloakroom is fitted with a WC and wash hand basin.

The spacious kitchen/ dining room is fitted with a range of base units with working surface over, a free standing island, space for a range cooker, space for an American style fridge freezer, integrated dishwasher, sink unit, ample space for a dining table and chairs, double doors out to the garden, door to the side of the property and three double glazed windows, a fantastic entertaining space and a true selling point of the property.

The stairs lead up to the first floor landing area which has a Velux roof window and

space for a small seating area, creating a lovely reading corner. The main bedroom has a lovely vaulted ceiling and doors opening to the Juliette balcony, the room also benefits from having mirror fronted fitted wardrobes and an ensuite shower room which is fitted with a modern shower cubicle, dual sink unit and WC. Bedroom two is a great size room with fitted wardrobes. Bedroom three is a double room with fitted wardrobes and vaulted ceiling. Bedroom four is currently set as a home office but is a good size double room. The main family bathroom is fitted with a modern suite comprising; WC, wash hand basin, free standing bath and separate shower cubicle.

The property has a gravel driveway which provides off road parking for several vehicles, there is a small lawn area to the front and access to the rear by both sides of the property. The rear garden enjoys lovely countryside views and is primarily laid to lawn with an elevated patio area, a lovely summer house and two good sized garden sheds.

## Services & Expenditure

Services Connected:  
Council Tax Band: Herefordshire Band E  
Broadband availability: Superfast 61 Mbps

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

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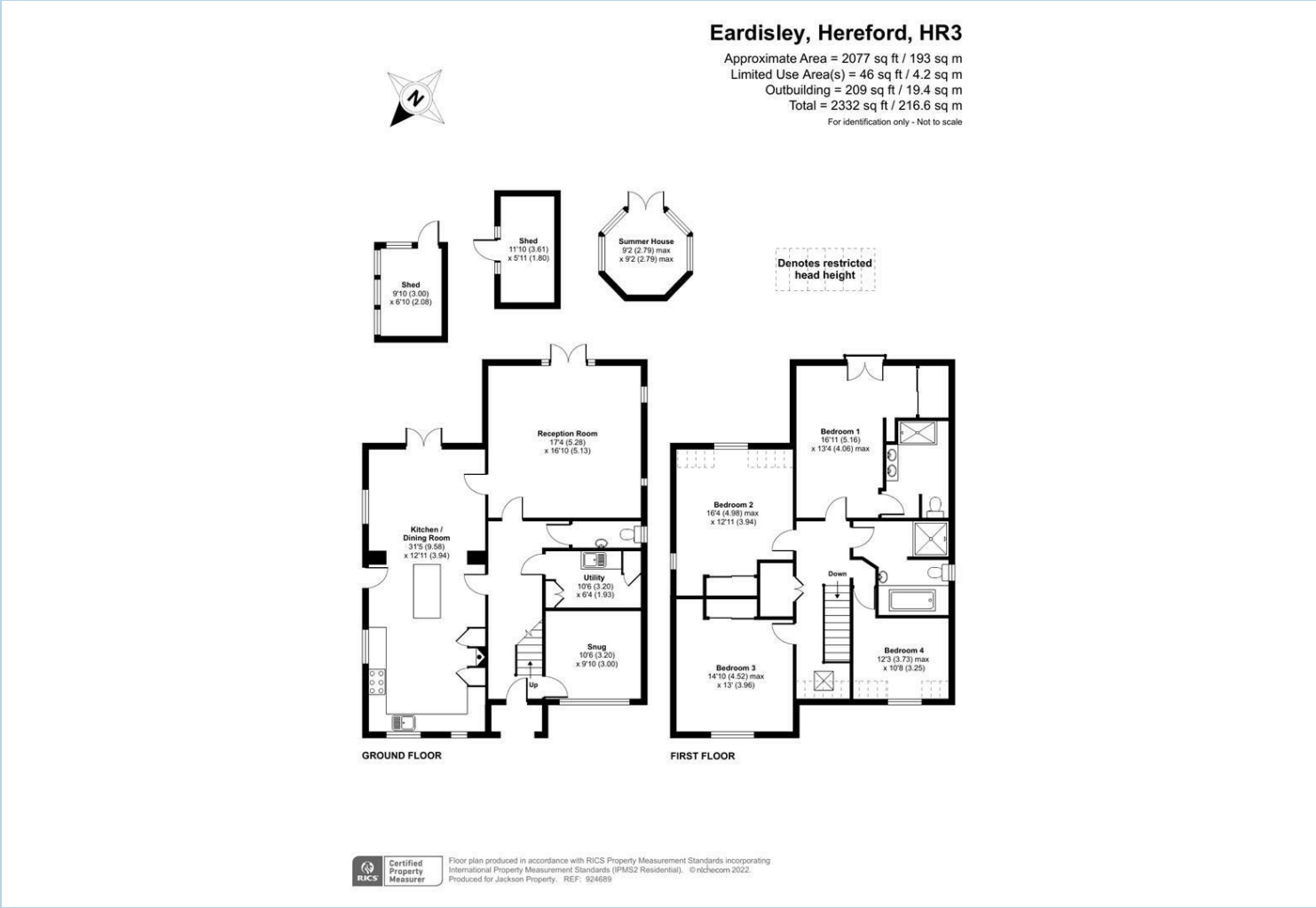
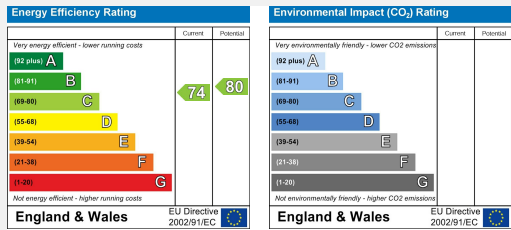
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