



OAKLEA
Eardisley HR3 6PP

BB

A deceptively spacious modern extended bungalow, offering adaptable and very comfortable living space throughout, ideal for retirement or for a family.

Guide Price £450,000



Situation and Description

The very popular village of Eardisley, lies in north-west Herefordshire and is made up of a mixture of old and new houses, with a strong village community spirit and a good range of local services including a primary school, village store, community hall, church, pub and post office. The larger market town of Kington is within 5 miles and both the cathedral city of Hereford and the ever-popular market town of Hay on Wye are also within easy reach.

Originally built in the 1920/30's, this traditionally built bungalow has been modernised and extensively refurbished in 2016 and extended in 2020. It now offers deceptively spacious living accommodation which mixes both a period feel with contemporary touches. Facing due south, Oaklea is well positioned within the village and offers well-appointed living space that includes oil fired central heating and double glazing throughout. There are three double bedrooms and two bathrooms as well as a modern and light kitchen /family room.

On arrival, a covered porch and front door lead into a wide reception hall with original decorative tiled floor with coat hooks to one side and access to useful roof space. A door then leads into a good-sized sitting room with walk-in south facing bay window to the front, which overlooks the drive and gardens. The kitchen family room is an impressive space and an ideal place to gather and talk about the day. With windows to the side and rear there is plenty of natural light and the contemporary kitchen has a good range of fitted cupboards and drawers as well as a central workstation and breakfast bar, along with a range of fitted appliances, including an induction hob, extractor, double oven and dishwasher. Next door a useful utility provides further cupboard and laundry space and has direct access to the rear gardens. A door then links and links through to a study/or potential fourth bedroom.

From the reception hall access can be gained to two double

bedrooms, one south facing with a walk-in bay to the front and plenty of space for wardrobes. Both these bedrooms are supported by a good-sized and modern family bathroom with shower over the bath. A guest suite or master bedroom then completes the accommodation and is a lovely space with fitted carpet, radiator, and large en-suite with a double shower.

Outside

The property is approached from a village road by its own private driveway which leads to a parking and turning area for several cars. The front gardens are well enclosed and face due south with a good-sized lawn. Pathways to either side then lead around to the rear where there is a patio, further lawn, raised herbaceous borders and a very useful garden store approximately 12' x 10'.

Services and Considerations

Mains water and electricity and mains drainage.

Oil fired central heating

Tenure Freehold

Council Tax Band E / EPC D 60/92

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Broadband <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.







Hallway leading through to living room, bedroom1 and bedroom 2





Family bathroom / kitchen / snug and utility room

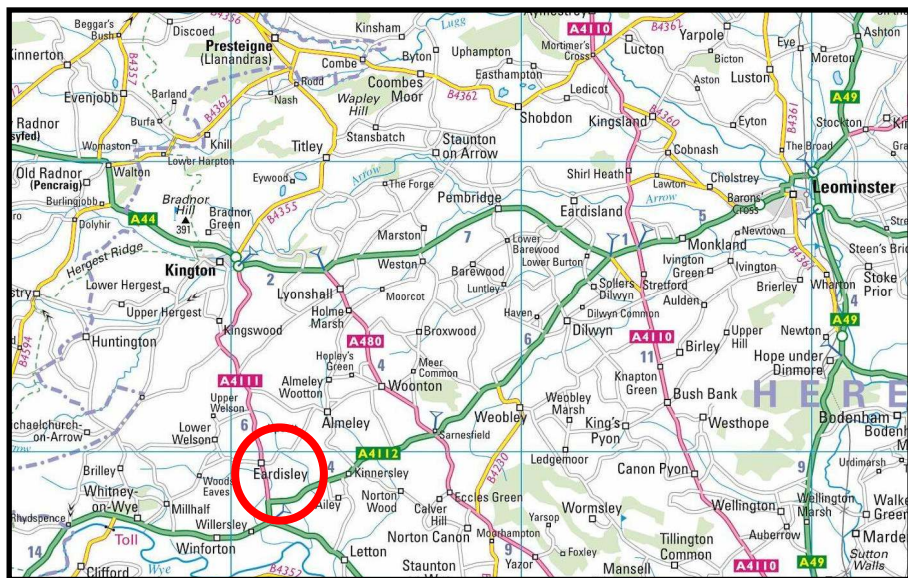




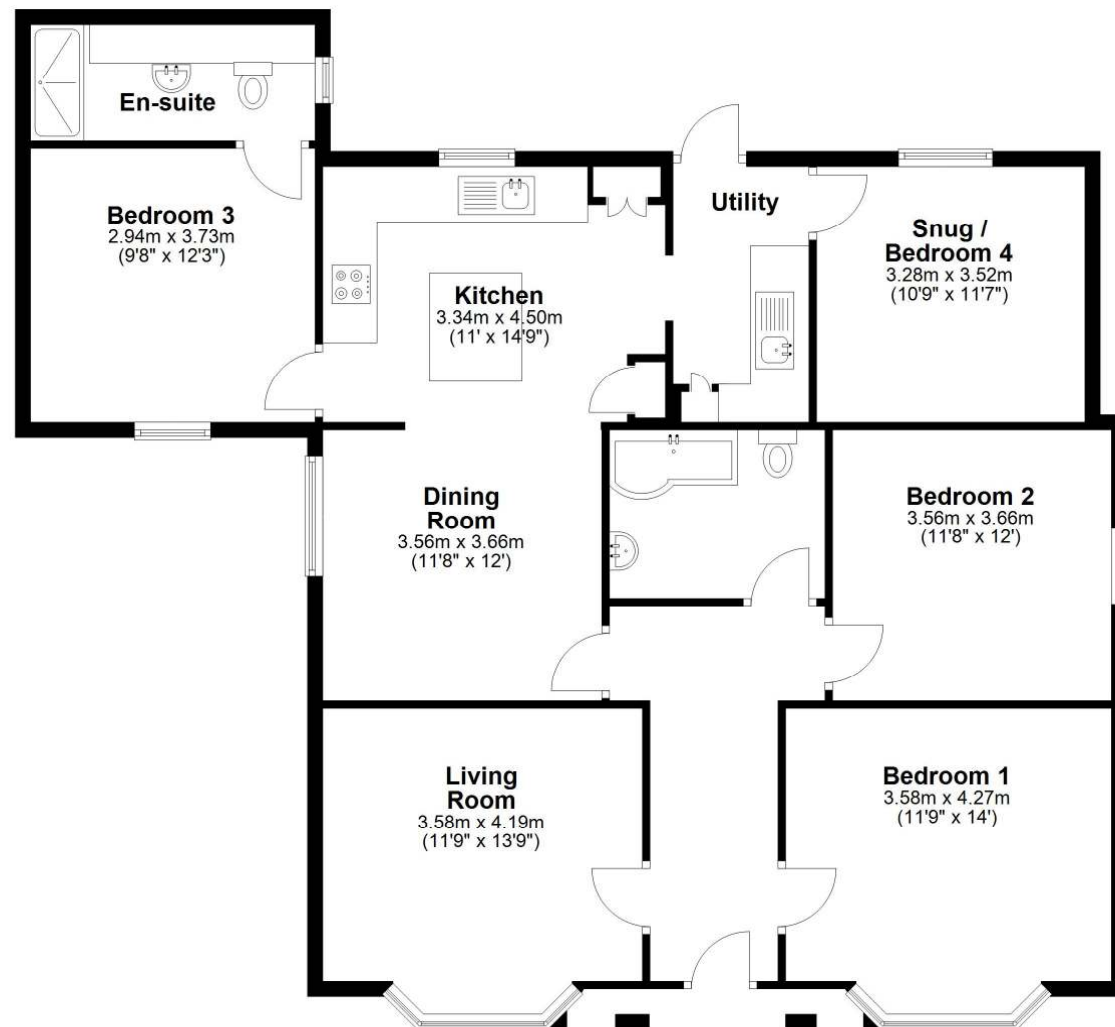
Directions

What3Words ///yawned.scores.melts

From Hereford take the A438 towards Brecon for approximately 12 miles before following the signs for Eardisley and Kington. On entering Eardisley continue past the school and shop before turning right into Almeley Road, just before The Strand public house. Continue for 250 yards and Oaklea will then be found on the left-hand side.



Ground Floor



Total area: approx. 130.6 sq. metres (1405.8 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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