



The Croft, 11 Upper Court, Eardisley, Hereford, Herefordshire HR3 6PW

Modern Character Detached 4 Bed Family Home.

Guide Price £325,000



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LOCATION

The Croft is well positioned on the fringe 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 distant. The property benefits from 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 house and primary school.

BRIEF DESCRIPTION

This characterful, modern house is approached from the driveway via a flagged pathway leading to the front door with external light above opening to a generous reception hallway with attractive oak flooring with useful understairs storage cupboard and downstairs cloakroom/w.c off. Doors then lead to the spacious family living room with double-glazed window to the front elevation and further double-glazed French doors with matching panels opening to the patio and gardens to the rear. There is ceiling and wall lighting, and forming a lovely feature to the room is a stone inglenook fireplace with flagged hearth with inset woodburning stove and wooden mantel above with lovely oak flooring throughout. The property benefits from a separate family dining room with double-glazed window to the front elevation and further oak flooring. The kitchen is extremely well appointed and offers a comprehensive range of matching modern base and wall cupboards with feature granite work surfaces to the base. There are a range of appliances to include gas hob, electric double oven at easy height, dishwasher and fridge, with further attractive tiled flooring, ample space for family breakfast/dining table and double-glazed window overlooking the gardens to the rear. There is also an internal door giving access to the single garage. Also, off the kitchen is a useful utility room with further cupboard storage, planned space and plumbing for a washing machine and tumble dryer, stainless steel sink, further work surfaces and double-glazed window to the side elevation.

Moving to the first floor accommodation, a staircase from the reception hallway leads to a good sized landing with doors off to the master bedroom with built-in double

- Situated in the Popular & Well Serviced Rural North Herefordshire Village of Eardisley
- Well Presented Modern Character Detached House Offering 4 Bed Accommodation with En-Suite to Master Bedroom & Ample Ground Floor Living Space
- LPG Gas-Fired Central Heating & Fully Double-Glazed
- Block-Paved Driveway Providing Private Parking, Single Attached Garage & Pleasant Front & Rear Gardens with Useful Timber Framed Garden Shed

wardrobe and a further single wardrobe and well appointed en-suite shower room. Bedroom 2 again, a very good sized double bedroom with the benefit of two built-in double wardrobes and double-glazed window to the rear elevation. Bedroom 3 can also accommodate a double bed and has a built-in wardrobe. Bedroom 4 can also double up as a study if required. Also situated on the first floor is an extremely well appointed family bathroom.

Outside, the property forms part of a lovely select development on the fringe of the village and benefits from its own block-paved driveway providing comfortable parking for two cars, which in turn leads to the Single Garage measuring 17'4" x 9'9" (5.28m x 2.98m) with double opening wooden doors. There is power and lighting, useful storage within the eaves and a double-glazed window to the rear with personal door also leading out to the same. To the front of the property there is a pleasant lawned front garden with flagged pathway, as previously mentioned, leading to the front door with access to either side of the property to the rear gardens. To the side of the garage there is a raised bed with slate borders and excellent detached timber framed Garden Shed measuring 9'10" x 7'10" (3.00m x 2.39m). The gardens to the rear are laid principally to lawn with a good sized flagged patio directly to the rear of the property providing a lovely outside seating/dining area with the French doors leading out from the Living Room. There is some mature shrubs and hedging to the boundaries and also additional timber framed Wood Stores to the one side.

SERVICES

Mains Electricity, Mains Water (metered) & Mains Drainage.

LPG gas central heating supplied from a communal supply but separately metered.

OUTGOINGS - Council Tax Band: E

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

AGENTS NOTE

There is an Annual Service Charge of £200.00 - Payable to Upper Court Management Company for maintenance for the unadopted driveway leading into the development.







VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Current Potential
Key: A+ (most efficient - lowest running costs) to G (least efficient - highest running costs)	
78	
79	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Current Potential
Key: A+ (most efficient - lower CO ₂ emissions) to G (least efficient - higher CO ₂ emissions)	
78	
79	

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