



57 Bearcroft, Weobley, Herefordshire, HR4 8TA

Link-Detached 4 Bed Family Home In Popular Village

O.I.R.O £279,500

jackson
property

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Weobley
Herefordshire
HR4 8TA
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LOCATION

This delightful property is set in a quiet residential location in the sought after and picturesque village of Weobley. The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops in the main street to include a general stores, butchers, tea rooms, pubs/restaurants, together with popular primary and secondary schools, doctor and dental surgeries, Church, village hall and thriving local community, surrounded by delightful Herefordshire countryside. The market town of Leominster is close to hand for a more comprehensive range of facilities, including a number of supermarkets and train station, with the larger Cathedral City of Hereford approximately 10 miles to the south.

BRIEF DESCRIPTION

From the block paved driveway double glazed, double doors open to an enclosed porch with ceiling light and tiled flooring with glazed door leading through to the Reception Hallway with attractive wood flooring, ceiling light, radiator and useful under stairs storage cupboard. Glazed double doors open through to the good sized Living/Dining Room with double glazed bay window to the front elevation, ceiling lighting to the dining area, 2 panelled radiators and forming a feature to the living area is a fireplace with a raised tiled hearth and wood flooring throughout. Double glazed sliding door leads through to the Garden Room, a timber framed construction with windows overlooking the garden to the rear with door leading out to the same. A glazed door from the Reception Hallway leads through to the Kitchen/Breakfast Room fitted with a range of base and wall units with roll top work surfaces to the base units with inset sink, electric hob with extractor hood above, breakfast bar, space and plumbing for slim line dishwasher and double glazed window to the rear. An archway leads through to a separate Utility Room with further cupboard storage, work surfaces with inset sink, space and plumbing for washing machine and fridge/freezer, double glazed window to the rear and door leading out to the garden. The oil fired boiler is located in the utility room. A door from the Utility Room leads through to the ground floor 4th Bedroom or alternatively could be used as an office for anyone looking to work from home with double glazed window to the front elevation, ceiling down lighters, radiator and wood effect

- Situated in the Sought After, Picturesque & Well Serviced North Herefordshire Village of Weobley
- Link Detached Family Home Offering Oil Fired Centrally Heated, Flexible 3/4 Bed Accommodation With Potential Home Office
- Including Living/Dining Room, Garden Room, Kitchen & Separate Utility Room
- Pleasant Front & Rear Gardens & Driveway Parking. CHAIN FREE

flooring with the benefit of an En-Suite Shower room and toilet. There is also a downstairs Cloakroom/WC off the Reception Hallway.

A staircase from the Reception Hallway leads up to the first floor Landing with doors leading off to all 3 Bedrooms with the benefits of fitted double wardrobes to bedrooms 1 and 2 and modern well fitted family Shower Room with suite to include a walk in double shower cubicle, low flush W/C, wash hand basin, heated towel radiator, electric shaver point and double glazed window to the front elevation.

Outside the property benefits from a block paved driveway providing parking, with pleasant landscaped front garden with flagged and gravelled patio area with raised well stocked floral and shrub beds. There is gated side access leading around to the enclosed, west facing rear garden which includes a flagged patio area to the back of the property with the garden itself laid principally to lawn with with well stock floral and shrub beds and ornamental trees with a useful detached block built garden shed/Workshop measuring 7'0 x 6'11 (2.13m x 2.11m).

SERVICES

Mains Electricity, Water & Drainage
Oil Fired Centrally Heated

OUTGOINGS

Council Tax Band: D

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

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.

ROOM MEASUREMENTS

GROUND FLOOR

LIVING/DINING ROOM - 22'1 x 11'9 (6.73m x 3.58m) max

GARDEN ROOM - 9'2 x 4'8 (2.79m x 1.42m)

KITCHEN - 10'10 x 8'10 (3.30m x 2.69m)

UTILITY ROOM - 11'3 x 6'9 (3.43m x 2.06m)

BEDROOM 4 - 13'2 x 7'6 (4.01m x 2.29m)

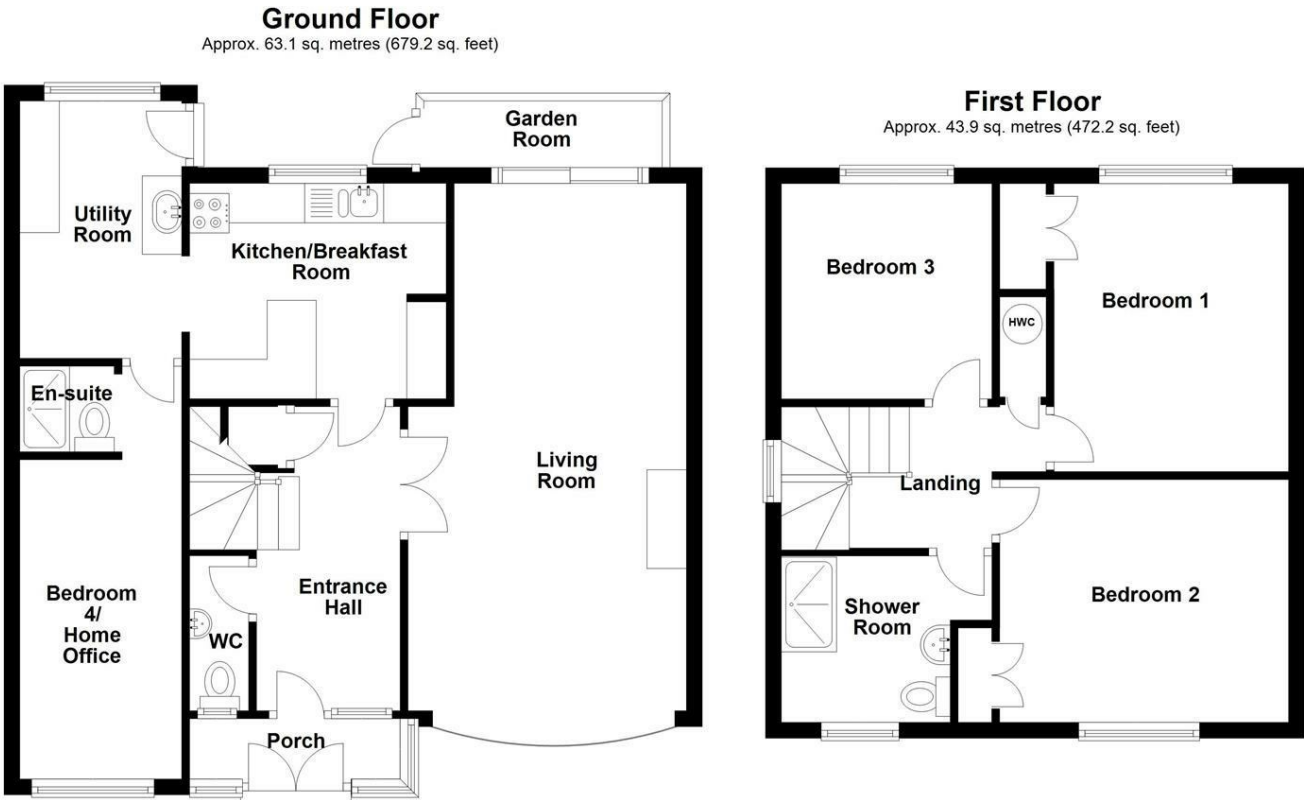
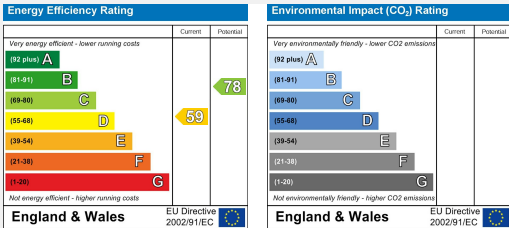
FIRST FLOOR

BEDROOM 1 - 12'0 x 9'10 (3.66m x 3.00m)

BEDROOM 2 - 12'3 x 9'8 (3.73m x 2.95m)

BEDROOM 3 - 9'3 x 9'1 (2.82m x 2.77m)

SHOWER ROOM - 7'0 x 6'11 (2.13m x 2.11m)



Total area: approx. 107.0 sq. metres (1151.4 sq. feet)

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.