

48 BEARCROFT, WEOBLEY, HEREFORDSHIRE HR4 8TA.



NO ONWARD CHAIN £320,000

- Detached House
- 4 Bedrooms
- En-suite & Family Bathroom
- Lounge
- Dining Room
- Study
- Utility Room
- Ground Floor Cloakroom/W.C.
- Double Garage
- Gardens To Front And Rear



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Situated in a pleasant cul-de-sac position a most versatile and detached family sized house offering oil fired centrally heated and double glazed living accommodation with 4 good size bedrooms one with an en-suite/shower room, all with built-in wardrobes, main family bathroom, lounge, dining room, study, kitchen/breakfast room, ground floor cloakroom/W.C, gardens to front and rear, an adjoining double garage and a pleasant backdrop of Weobley church.

Weobley is a charming Black & White village with an interesting history. The village has excellent shops, doctors, dentist surgeries and also schools from nursery to senior levels.

The property is offered for sale with no on-going chain and viewing is strictly by prior appointment with the selling agents.

The full particulars of 48 Bearcoft, Weobley are further described as follows:

The property is a large detached house of brick and part hung tiled elevations under a tiled roof.

Outside lighting, a recessed porch with a quarry tiled floor gives access through a double glazed entrance door into the reception hall.

RECEPTION HALL

Having a ceiling light, moulded cornice, smoke alarm, single panelled radiator, a single power point and a door opening into the lounge.

LOUNGE

17' x 11'9" (5.18m x 3.58m)

The lounge has moulded ceiling cornice, 2 ceiling lights, power points, TV aerial point, 2 panelled radiators, a double glazed window to the rear and double opening, double glazed French doors opening into the rear gardens.

A door from the reception hall opens into the dining room.



DINING ROOM

11'9" x 9'3" (3.58m x 2.82m)

The dining room has a double glazed window to the rear, panelled radiator, power points, ceiling light and a hatch opening into the kitchen.

From the reception hall a door opens into the study.

STUDY

9'8" x 8'9" (2.95m x 2.67m)

The study has a double glazed window to the front, panelled radiator, ceiling light and power points.

A door from the reception hall opens into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14'9" x 8'9" (4.50m x 2.67m)

The kitchen has original units to include a stainless steel, twin bowl, single drainer sink unit, mixer tap over, working surfaces and base units under of cupboards and drawers. There is a planned space for an electric cooker, space and plumbing for a dishwasher and room for additional appliances. The kitchen has a double glazed window overlooking the garden to the rear, lighting, power points, radiator, a double glazed window to the side, telephone point and a door opening into the utility room.

UTILITY ROOM

8'9" x 5'8" (2.67m x 1.73m)

The utility room has a stainless steel, single drainer sink unit, cupboards under, power points, plumbing for a washing machine, ceiling light and power points, a floor standing Worcester oil fired boiler heating hot water and radiators as listed.

A glazed panelled door from the utility room opens into a double glazed side porch.

SIDE PORCH

7' x 6'6" (2.13m x 1.98m)

The porch has a double glazed door opening into the rear gardens and a door opening into the garage.



In the reception hall a door opens into a ground floor cloakroom.

GROUND FLOOR CLOAKROOM/W.C.

Having a low flush W.C, wash hand basin, ceiling light and a panelled radiator. In the reception hall is a cloaks cupboard with hanging rail and shelving and a large useful under stairs storage cupboard.

From the reception hall a staircase rises to a half landing with a double glazed window to the front and turns and rises up to the first floor landing. The landing has a ceiling light, smoke alarm, panelled radiator, single power point and a hatch opening to the roof space above.

Doors from the landing lead off to bedrooms.

BEDROOM ONE **14'7" x 10'3" (4.45m x 3.12m)**

Bedroom one has a double glazed window to the rear with a backdrop of Weobley church, a panelled radiator, ceiling light, power points, telephone extension point and 2 built-in double wardrobes.

A door from bedroom one opens into an en-suite shower room.

EN-SUITE/SHOWER ROOM

Having an enclosed shower cubicle, pedestal wash hand basin to side, low flush W.C, panelled radiator, ceiling extractor fan and ceiling light, ceramic tiling to ceiling height throughout and an opaque double glazed window to the side.

BEDROOM TWO **13'2" x 9'5" (4.01m x 2.87m)**

Bedroom two has a double glazed window to the rear, panelled radiator, power points, ceiling light and built-in double wardrobe.

BEDROOM THREE **11'7" x 10' (3.53m x 3.05m)**

Having a double glazed window to the rear, panelled



radiator and ceiling light, power points and a built-in double wardrobe.

BEDROOM FOUR **10' x 9'6" (3.05m x 2.90m)**

Bedroom four has a double glazed window to the front, panelled radiator, power points, ceiling light and built-in double wardrobe.

On the landing a door opens into a large walk-in airing cupboard have a hot water cylinder and shelving.

From the landing a door opens into the bathroom.

BATHROOM

Having an original suite of a panelled bath with hand grips, Mira shower over, pedestal wash hand basin, a low flush W.C, tiled splashbacks, an opaque double glazed window to the front, shaver socket, ceiling light with extractor fan and also a single panelled radiator.

OUTSIDE

The property is approached to the front across a tarmac driveway having a lawned garden, shrub gardens and a flagged pathway to the front door.

Adjoining the property is a double garage.

DOUBLE GARAGE **18'2" x 15'6" (5.54m x 4.72m)**

Having a large electric up and over front door, lighting, power points, concreted floor and a door to the rear opening into the rear porch, which in turn leads through to the utility room.

There is a pathway to the side of the house giving access around into the enclosed rear garden.

REAR GARDEN

The enclosed and good sized rear garden has panelled fencing, mature hedging and additional fencing to the boundaries. The garden is laid mainly to lawn with floral and shrub gardens with the garden being private and backing onto an apple orchard and farmland.

SERVICES

Mains electricity, mains water, mains drainage, oil fired central heating and telephone to BT regulations.

APPLIANCES

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

DISCLAIMER

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