



JonathanWright
estate agents



Meadowcroft , Monkland, Herefordshire HR6 9DB. £495,000

**Meadowcroft
Monkland
Herefordshire
HR6 9DB**

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PROPERTY FEATURES

- Detached House
- 3 Good Size Bedrooms
- Ground Floor Cloak Room/Shower Room
- Dining Room
- Lounge
- Sunroom
- Fitted Kitchen & Separate Breakfast Room
- Utility Room
- Garage
- Gardens

To view call 01568 616666



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Situated in the village of Monkland a detached well maintained house offering spacious living accommodation being oil fired centrally heated and double glazed having a canopy porch, reception hall, lounge, dining room, large sun lounge, fitted kitchen with appliance, breakfast room, utility room, ground floor cloakroom/shower room, 3 bedrooms, 2 with en-suite facilities, main family bathroom and outside large gardens with a splayed drive, good size single garage, lawns, patios and also enjoying rural views to the rear.

The full particulars of Meadowcroft, Monkland are further described as follows:

A canopy porch with an entrance door opens into the reception hall having lighting, panelled radiator and a door opening into a ground floor cloakroom/shower room.

The shower room has an easy walk-in shower, pedestal wall mounted wash hand basin and a low flush W.C.

From the reception hall a glazed panelled door opens into the dining room having ceiling lights, power points, panelled radiator and an archway leading through into the lounge.

The lounge has a double glazed window to front, panelled radiator, feature fireplace with multi fuel stove, wall lighting, ceiling lights, power points, TV aerial point and an archway leading into a sunroom. The lovely, light sunroom has double opening, double glazed doors opening into the garden, 3 double glazed windows, lighting, power, panelled radiator and an archway leading back round into the dining room.

AGENTS NOTE.

The reception hall, dining room and sunroom have quality laminate flooring.

From the reception hall a glazed panelled door opens into the kitchen.

The well fitted, modern kitchen has units to include a inset one and a half bowl, single drainer sink unit and mixer tap over. The kitchen has an inset 4 ring gas hob, fan assisted electric oven with grill under, extractor hood with light over and tiling to splashbacks. There are matching eye-level cupboards, space and plumbing for a dishwasher and a floor standing oil fired boiler heating hot water and radiators as listed. The kitchen has plenty of power points, lighting, double glazed window to rear and an archway leading through into the breakfast room.

The breakfast room has 2 double glazed windows, one to side, one to front, panelled radiator, lighting, power, also a breakfast bar with seating for 3 people.

From the kitchen a door opens into the utility room. The utility room is also well fitted with modern units, including an inset single drainer, stainless steel sink unit, eye-level cupboards, base units, working surfaces, space and plumbing for a washing machine and tumble dryer. There is lighting, power,

planned space for an upright fridge/freezer and a tall larder unit. The utility room has 2 windows, one to the rear and one to the side and a double glazed door opening into the rear gardens.

From the reception hall a door opens into an inner hallway having lighting, power, panelled radiator and a connecting door back into the lounge. From the inner hallway staircase rises to a half landing, turning and rising past a double glazed window to front up to the first floor landing, having a ceiling light, power point and doors off to bedrooms. Bedroom one has 2 windows, one to front and one to rear, ceiling light, power points, panelled radiator, TV aerial point and a door opening into an en-suite/shower room.

The en-suite shower room has wet board panelling, low flush W.C., wall mounted wash hand basin, lighting and an extractor fan.

Bedroom two has 2 windows, one to side and one to rear, lighting, power, panelled radiator and TV aerial. Bedroom three has lighting, power, panelled radiator and a door opening into an en-suite/shower room. Having a shower cubical, wash hand basin, low flush W.C and extractor fan.

On the landing a door opens into the main bathroom having jacuzzi bath, mixer tap with shower attachment over, pedestal wash hand basin, low flush W.C., panelled radiator, lighting, ceramic tiling to ceiling height throughout, including a window sill, with one window to side and one window to front. On the landing here are linen cupboards and an airing cupboard with an insulated hot water cylinder.

OUTSIDE.

The property is approached to the front off Old Road across a part brick paved and splayed tarmacadam driveway giving parking for motor vehicles. To the front is beech hedging, all well maintained, good size lawned gardens and borders and a detached purpose built garage.

GARAGE.

The garage has a metal up and over front door, concreted floor, power and lighting. To the side of the garage is the Bunded 1200 litres oil tank feeding the boiler heating hot water and radiators as listed.

GARDENS.

The gardens continue around to the rear where there is well maintained lawns, raised borders and beds, flagged pathways, patio areas, beech hedging, ornamental pond, a gazebo, Bramley apple tree to side and a magnolia. The gardens continue to further lawned gardens, productive vegetable section, 2 timber built garden sheds, both in good order, the larger of the two having power and lighting. There is also a covered wood shed for the multi fuel stove, also an aluminium greenhouse to be included.

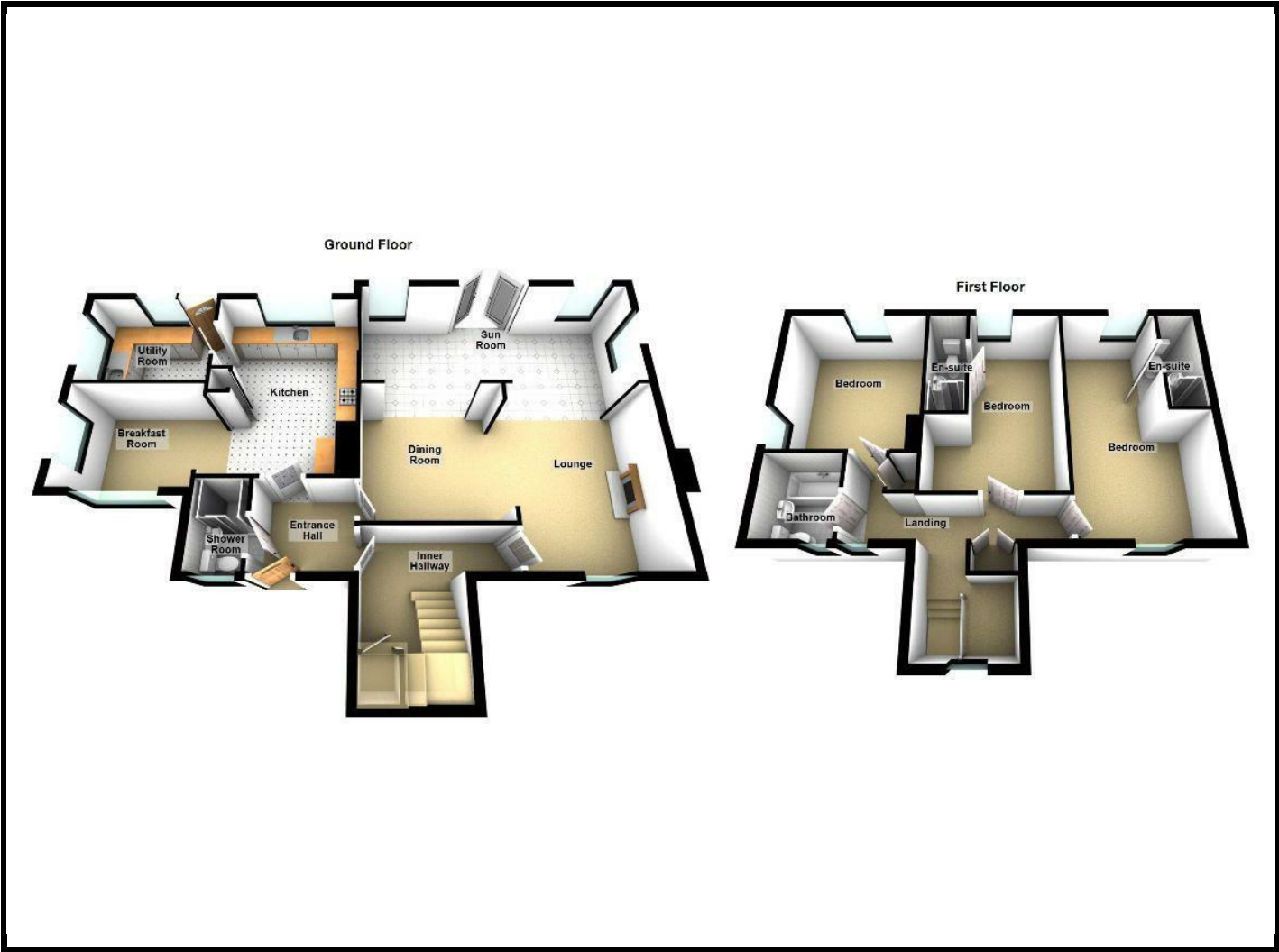
There is also 1 apple tree at the front and 1 pear tree.

SERVICES.

Mains electricity, mains water, oil fired central heating, private drainage and Calor Gas for the hob in the kitchen.

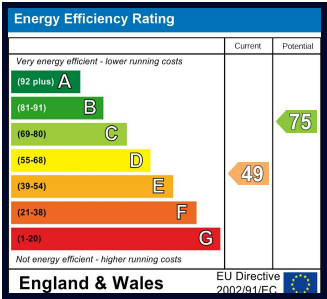
ROOMS AND SIZES

Reception Hall	
Ground Floor Shower Room	
Dining Room	3.20m x 3.15m (10'6" x 10'4")
Lounge	4.19m x 3.23m (13'9" x 10'7")
Sunroom	6.40m x 2.67m (21' x 8'9")
Kitchen	4.57m x 3.23m (15' x 10'7")
Breakfast Room	2.95m x 2.49m (9'8" x 8'2")
Utility Room	2.97m x 2.29m (9'9" x 7'6")
Bedroom One	5.64m x 3.23m (narrowing to 2.13m) (18'6" x 10'7" (narrowing to 7'))
Bedroom Two	3.78m x 3.23m (12'5" x 10'7")
Bedroom Three	4.65m x 3.18m (max) (15'3" x 10'5" (max))
Family Bathroom	
Garage	6.10m x 2.79m (20' x 9'2")
Gardens	



PROPERTY INFORMATION

Council Tax Band -
Property Tenure - Freehold



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

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