



JonathanWright
estate agents



10 Bakerlea, Monkland, Herefordshire HR6 9DB. £362,000

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Monkland
Herefordshire
HR6 9DB**

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PROPERTY FEATURES

- Extended Semi-Detached House
- 4/5 Bedrooms
- Lounge
- Kitchen/Dining Room
- Ground Floor Bedroom
- Office
- Ground Floor Bathroom
- Shower Room
- Gardens To Front And Rear
- Summer House

To view call 01568 616666





Situated in the pleasant village of Monkland and standing at the end of a quiet cul-de-sac an extended and modernised family size house offering spacious accommodation being oil fired centrally heated and double glazed standing in large gardens overlooking open fields to front, 4/5 bedrooms, lounge, kitchen/dining room, ground floor bathroom, utility room, morning room, office, 4 first floor bedrooms, shower room and a private drive and parking to front. Monkland has a village church, village inn, Monkland cheese shop and is only a couple of miles away from the market town of Leominster.

An internal inspection is recommended of this property and viewing by appointment with the selling agents.

Details of 10 Bakerlea, Monkland, Leominster are further describe as follows:

The property is a large, extended semi-detached house of brick construction.

An entrance door opens into a morning room having an archway through into the office.

From the office a door opens into an inner hallway having under stairs storage and a door into the lounge.

The lounge has a feature fireplace, timber lintel over, inset wood burning stove, window to front, and a window to rear.

From the inner hallway a door opens into the kitchen/dining room. The well fitted kitchen has units to include a single drainer sink unit, planned space for a cooker and an extractor hood with light over. There is space and plumbing for a dishwasher,

washing machine, eye level cupboards, downlighters, pantry, room for a large fridge/freezer, window to rear and a door opening into a ground floor bedroom.

The bedroom has 2 windows, one to front and one to side and a built-in wardrobe.

There is also a unity room having a pottery sink, working surface, window to rear and a door opening into a ground floor bathroom.

The bathroom has a corner bath, low flush W.C. and a wash hand basin.

A door from the utility room opens to the outside.

From the reception hall a staircase rises to a half landing having a window to side and rising up to the first floor landing with an inspection hatch to the roof above and an airing cupboard with shelving.

Doors from the landing lead off to bedrooms.

Bedroom one has a double aspect with one window to rear and one to front.

Bedroom two has a window to rear, ceiling downlighters and a connecting door into bedroom three.

Bedroom three. (Having restricted head height).

Bedroom three has a window to side and under eaves storage.

Bedroom four has a window to front and a window to side.

Off the landing a door opens into a shower room having an enclosed shower cubicle, wet board panelling, low flush W.C., pedestal wash hand basin and an opaque glazed window to rear.

OUTSIDE.

The property is situated at the end of a quiet cul-de-sac and is approached to the front across a tarmac driveway with parking. There is a generous size garden to front with trees, plants shrubs, lawn and a pathway to the front door. To the side more gardens and screening for the oil tank feeding the central heating system.

REAR GARDEN.

There is large concrete base with planning permission for a single storey extension. The large gardens are laid mainly to lawn, flagged pathways, a wide variety of trees, plants and shrubs, timber built garden shed and green house.

To the rear is a summer house of timber construction with a veranda to front, double opening doors to front, opening windows, lighting, power and water.

AGENTS NOTE.

The owner informs us that Gigaclear 900mb broadband is available.

SERVICES.

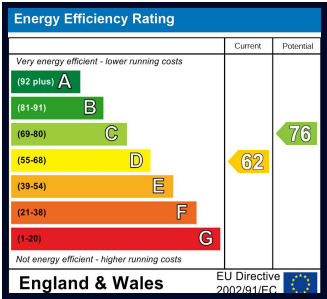
Mains electricity, mains water, oil fired central heating and private drainage.

ROOMS AND SIZES

Morning Room	
Office	2.74m x 2.06m (9' x 6'9")
Lounge	4.78m x 3.18m (15'8" x 10'5")
Kitchen/Dining Room	5.64m x 2.97m (18'6" x 9'9")
Ground Floor Bedroom	3.45m x 3.18m (11'4" x 10'5")
Ground Floor Bathroom	
Utility Room	2.59m x 1.75m (8'6" x 5'9")
Bedroom One	4.62m x 3.20m (15'2" x 10'6")
Bedroom Two	3.05m x 2.87m (10' x 9'5")
Bedroom Three	4.65m x 2.95m (15'3" x 9'8")
Bedroom Four	3.05m x 2.95m (10' x 9'8")
Shower Room	
Rear Garden	
Summer House	4.27m x 4.27m (14' x 14')

PROPERTY INFORMATION

Council Tax Band - C
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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