



£1,125 PCM

EASTFIELD, EARDISLEY HR3 6PF

Detached House | 4 Bedrooms | 2 Bathrooms

07725 138369



[www.haystackproperty.co.uk](http://www.haystackproperty.co.uk)







# Step Inside

---

## Key Features

■ WELL PRESENTED FAMILY HOME

■ WONDERFUL VILLAGE LOCATION

■ AVAILABLE 14 JULY

## Property Description

Spacious entrance hall – kitchen – utility – living room – conservatory – dining room – office – 4 bedrooms, 1 with ensuite – family bathroom – front & rear gardens – single garage – driveway

## Main Particulars

Eastfield is a development of family homes in a quiet cul-de-sac location in the popular village of Eardisley. The village is surrounded by beautiful countryside with the city of Hereford approx. 10 miles away and both Hay-on Wye and Leominster within easy reach. The village has a wealth of amenities including shops with a post office, pubs, primary school, church and a tennis club. Eardisley is a family orientated village that has a bustling community.

Spacious entrance hall – kitchen – utility – living room – conservatory – dining room – office – 4 bedrooms, 1 with ensuite – family bathroom – front & rear gardens – single garage –driveway

### The Property

Entrance – The hallway is a spacious entrance to the property with a storage cupboard and a WC and allows access to the downstairs rooms.

Kitchen – The kitchen is well fitted with ample units and worktop space. There are integrated appliances; electric hob, double electric oven, dishwasher and fridge/freezer. The kitchen overlooks the rear garden.

Utility room – The utility room is also fitted with the same units. It has a rear door to the garden. It has space for a washing machine and tumble dryer.

Living room – This is a wonderful light room with a double door leading to the conservatory. There is a contemporary log burner.

Conservatory – this is a large conservatory with double doors to the rear garden.

Dining room – Lovely light room with double glazed doors from the hall.

Office – This could also be a snug or playroom.

Upstairs:

Bedroom 1 – A good size double with ensuite shower room

Bedroom 2 – A further double room overlooking the rear

Bedroom 3 – Another double room

Bedroom 4 – Bedroom 4 is a single room

Family Bathroom – The family bathroom is fitted with a bath and shower.

**Outside**

The rear garden has a patio area and a lawned with mature trees and shrubs. There is access to the side of the garage and a gate to the front of the property. The garage had power and lighting and the driveway allows parking for 2 cars.

**Property information**

Oil Central Heating, Mains Water and Drainage, Mains Electric, Broadband available



# Energy performance certificate (EPC)

18 EASTFIELD EARDISLEY HR3 6PF		Energy rating <b>D</b>
Valid until 21 April 2031	Certificate number 2621-3005-7204-0469-7204	

**Property type**  
Detached house

**Total floor area**  
117 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-guidance-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-guidance-landlord-guidance>).

Telephone: 07725 138369



[www.haystackproperty.co.uk](http://www.haystackproperty.co.uk)