



Starling Road

Ross-On-Wye, HR9 7WP

Offers In The Region Of £445,000



*** VIRTUAL TOUR AVAILABLE ***

Dean Estate Agents are thrilled to advertise 'For Sale' this nearly new property, situated on the popular development of "St Mary's Garden Village" on the outskirts of the popular town of Ross-on-Wye, with 9+ years remaining on the builders warranty.

The property benefits from entrance hallway, lounge, study, downstairs cloakroom, kitchen / diner with two sets of French doors opening out into the rear garden, utility room, master bedroom with a dressing area and ensuite shower room, three further bedrooms and a four piece family bathroom.

Outside is a detached garage and off road parking for two vehicles, the rear garden is fully enclosed by fencing, with lawn, patio area, hard-standing and a pedestrian access gate.



Entrance Hallway :

14'4" x 6'3" (4.37 x 1.92)

Entered via double glazed door with double glazed windows to either side, Karndean herringbone flooring, stairs to first floor, built in understairs cupboard, radiator.

Lounge :

15'10" x 11'11" (4.84 x 3.65)

Two radiators, TV and telephone point, LED lighting, double glazed window to front aspect.

Study :

9'5" x 9'0" (2.89 x 2.75)

Radiator, Karndean flooring, double glazed window to front aspect.

Cloakroom :

5'5" x 2'11" (1.67 x 0.89)

Low level WC, pedestal wash hand basin, radiator, extractor fan, Karndean flooring, consumer unit.

Kitchen / Diner :

9'3" x 28'4" (2.84 x 8.66)

Matching wall and base cabinets, 1.5 bowl stainless steel sink unit, two ovens and grills, gas hob, extractor hood, breakfast bar, LED down lighting, Karndean flooring, space for table and chairs, two sets of double glazed French doors to rear garden, double glazed window to rear aspect.

Utility Room :

5'7" x 5'9" (1.71 x 1.76)

Wall and base cabinets, sink unit, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, pressurised system, radiator, door to driveway.

First Floor Landing :

4'3" x 10'4" (1.30 x 3.15)

Built in airing cupboard, radiator, access to loft space.

Master Bedroom :

10'7" x 12'4" (3.24 x 3.78)

Double glazed window to front aspect, radiator.

Dressing Area :

8'0" x 7'8" (2.46 x 2.35)

Double glazed window to front aspect.

En-suite :

3'11" x 8'7" (1.20 x 2.62)

Twin shower cubicle, low level WC, wash hand basin, extractor fan, radiator, shaver point, Karndean flooring, double glazed window to side aspect.

Bedroom 2 :

11'10" x 8'8" (3.63 x 2.65)

Recess suitable for fitted wardrobes, double glazed window to front aspect.

Bedroom 3 :

11'3" x 8'8" (3.45 x 2.66)

Recess suitable for fitted wardrobes, radiator, double glazed window to rear aspect.

Bedroom 4 :

10'6" x 8'7" (3.21 x 2.64)

Radiator, double glazed window to rear aspect.

Family Bathroom :

6'10" x 10'4" (2.10 x 3.16)

Bath with mixer tap, low level WC, wash hand basin, double shower cubicle, extractor fan, radiator, Karndean flooring, shaver point, double glazed window to rear aspect.

Outside :

Front - Open plan with driveway providing off road parking for 2 vehicles, detached garage with pitch roof, power and lighting, and fully boarded loft space.

Rear - Fully enclosed by fenced boundaries, lawned garden with hard standing, patio area, four trees and pedestrian access gate.



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Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area[®]
1381.24 ft²
128.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

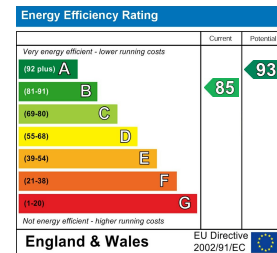
Calculations are based on RICS IPMS 3C standard.

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Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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