



# PHOCLE GREEN

Guide price **£700,000**



# PRIORSWAY

Phocle Green, Ross-on-Wye, Herefordshire HR9 7TL



Four bedroom detached bungalow  
Spacious living accommodation  
Plot approaching 0.85 acres

A spacious, light and airy four-bedroom detached property situated in a popular area with close transport links to nearby towns and cities.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools.

The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South.

The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



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### KEY FEATURES

- Four bedroom detached bungalow
- Spacious living accommodation throughout
- En-suite to principal bedroom
- Generous plot approaching 0.85 acres
- Close proximity to all major transport links
- Off road parking, double garage



# STEP INSIDE



As you step into Priorsway, you're greeted by a spacious entrance hall that sets the tone for the rest of the home. This welcoming space leads directly into the heart of the home, ensuring a seamless flow between rooms.

The expansive open-plan kitchen, dining, and living area is the main hub of this home. The kitchen features built in appliances such as double ovens and a spacious refrigerator.

Sleek cabinetry offers ample storage, while the central island provides additional countertop space and a gas cooktop, perfect for meal preparation. The island also doubles as a breakfast bar with plush seating, ideal for casual dining or entertaining guests.

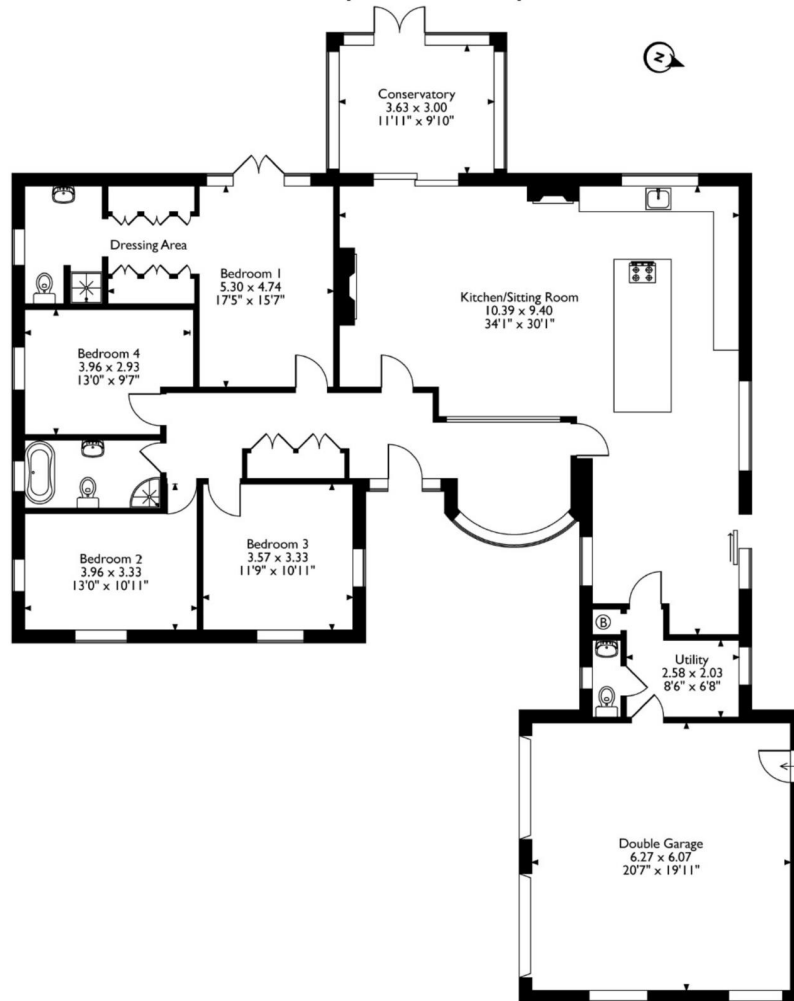
The dining area, adjacent to the kitchen, is bathed in natural light from large sliding doors that open to the garden, creating a perfect indoor-outdoor flow.

The living area offers comfortable seating arrangements, a mounted flat-screen TV, and recessed lighting, enhancing the warm and inviting atmosphere. A charming fireplace adds an inviting touch, making it an ideal spot to unwind during colder months.

Conveniently located off the kitchen, the utility room provides additional storage and workspace.

This functional space is perfect for white goods and appliances, with access to the garage and a separate W.C

## Approximate Gross Internal Area 215 Sq M/2314 Sq Ft



### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The bungalow boasts four generously sized bedrooms, including a master suite that serves as a peaceful and tranquil room.

The principal bedroom features ample space, recessed lighting, and a French door that offers a picturesque view of the lush landscape and out to the gardens.

A spacious wardrobe provides plenty of storage for your essentials, and the en-suite bathroom, accessible from the bedroom, features modern fixtures and a clean design for a private and luxurious experience.

The additional three bedrooms are well-appointed, offering comfort and flexibility for family members or guests.

These rooms can also serve as home offices or hobby spaces, depending on your needs.

The family bathroom is designed with contemporary fixtures and fittings, providing a relaxing space for everyone in the household.

# STEP OUTSIDE



The plot measures approximately 0.85 of an acre, with level gardens and grounds being enjoyed which surround the dwelling.

There is ample off-road parking, double garage which is accessed via up and over doors.

The gardens are all well enclosed by fencing surround.

## INFORMATION

Postcode: HR9 7TL

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: F





## DIRECTIONS

On the a40, continue north, taking the second exit towards Phocle Green, continue on this road for approximately 1 mile, turning right signposted Rudhall. The property can then be found on the right hand side via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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