



THREE ASHES

Offers over **£525,000**



PEAR TREE COTTAGE

Three Ashes, Hereford, HR2 8LU



Modern detached House
Three double bedrooms
South facing gardens

This modern, three-bedroom detached home has been finished to a high standard throughout providing light and spacious living accommodation with the principal bedroom being located on the ground floor. The garden is south facing bringing floods of light into the property throughout the day.

The property is situated in Three Ashes which is close to the neighbouring market towns of Ross-on-Wye and Monmouth, both having a range of local shops, schools and amenities. Ross-on-Wye and Monmouth are both near the beautiful Wye Valley, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.



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KEY FEATURES

- Detached home
- Three double bedrooms
- Spacious living accommodation
- South facing garden
- Countryside location
- Driveway with off-road parking and detached garage



STEP INSIDE



Upon entering the property, you are greeted into the impressive entrance hall which has vaulted ceilings and provides access through the main living space, principal bedroom and downstairs cloak room.

The Kitchen/lounge/dining area is perfect for entertaining with family and friends having a modern fitted kitchen with plenty of storage space and a breakfast bar. The kitchen has integrated appliances to include, Neff fridge/freezer and Neff dishwasher, induction hob with integrated extractor fan. Extensive granite worktops including a twin bowl sink and instant boiling water tap. The doors open out onto the garden perfect for indoor/outdoor living.

One of the main features in the main living space is the modern wood burner which is a centrepiece to the room. A door from the kitchen leads into a spacious utility room where you will find integrated washing machine and dryer along with further storage and worktop space.

A door from the utility leads to the side of the property. The principal bedroom has high quality fitted wardrobes with sliding doors and an en-suite shower room with a modern three piece suite. The cloakroom includes a low-level WC and wash hand basin.

Approximate Gross Internal Area
 Main House = 154 Sq M/1657 Sq Ft
 Garage = 17 Sq M/183 Sq Ft
 Total = 171 Sq M/1840 Sq Ft



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.

To the first floor you are greeted onto the galleried landing giving a sense of space. The two further bedrooms are off the landing both being doubles and having high quality wardrobes with sliding doors. The two bedrooms have spacious eves storage both being carpeted and having a light.

The family bathroom includes a modern three-piece suite with the bath having a hand held shower. The bathroom has a south facing window bringing through floods of light.

STEP OUTSIDE



To the front of the property is a driveway with hard standing for multiple vehicles leading to a detached garage. The front garden is laid to lawn with shrub and plant borders. The rear garden is south facing and is mainly laid to lawn with a generous patio area perfect for Al-Fresco dining with friends and family. The garden is private and enclosed with shrub and plant borders.

INFORMATION

Postcode: HR2 8LU
Tenure: Freehold
Tax Band: E
Heating: Oil
Drainage: Private
EPC: B






DIRECTIONS

From Ross-on-Wye take the A49 towards Hereford. Follow the road for 2.5 miles where you will then take the left turn onto the B4521. Follow the B4521 for 2.6 miles where you will bear left. Follow the road along and you will find the driveway to the property on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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