



WILTON

Guide price **£450,000**



2 THE PIPPINS

Wilton, Ross-on-Wye, Herefordshire HR9 6BQ



Beautifully updated four-bedroom detached home
Spacious open-plan kitchen and dining
Convenient location

Situated in Wilton, just on the outskirts of Ross-on-Wye, this beautifully updated four-bedroom detached home offers spacious and versatile living, perfect for families. The property has been modernised throughout, providing a stylish and comfortable environment.

Ross-on-Wye is a charming market town in Herefordshire, known for its picturesque setting and historic character. Situated on the banks of the River Wye, it offers stunning countryside views and plenty of scenic walking trails. The town boasts a variety of independent shops, cafes, and restaurants, along with essential amenities such as schools, supermarkets, and healthcare facilities. With excellent transport links, including easy access to the M50, Ross-on-Wye is ideal for commuters heading to Hereford, Gloucester, or beyond. Its blend of natural beauty and convenience makes it a highly desirable place to live.



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KEY FEATURES

- Beautifully updated four-bedroom detached home
- Spacious open-plan kitchen and dining room
- Principal bedroom with en-suite shower room
- Generous rear garden
- Offroad parking for two cars



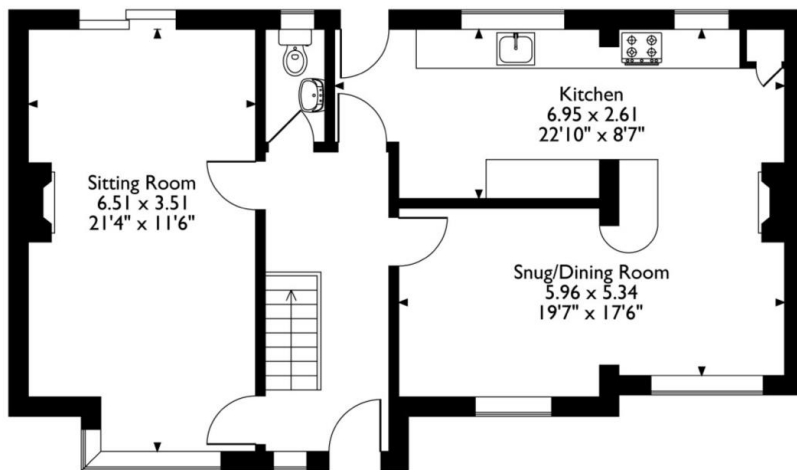
STEP INSIDE



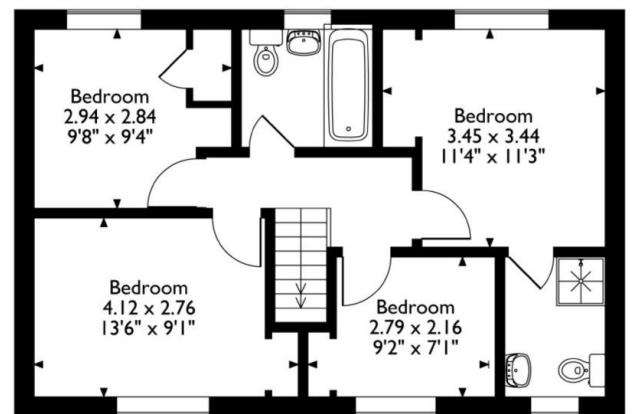
Upon entering, you are welcomed into a bright hallway that leads through to the impressive open-plan kitchen and dining room. This spacious area is ideal for both everyday living and entertaining, with ample room for a large dining table and additional seating.

The kitchen features modern fittings and flows seamlessly into the snug/dining area, creating a sociable and inviting space. The separate sitting room offers a cosy retreat with plenty of space for relaxation, making it perfect for family evenings or hosting guests. Additionally, the ground floor benefits from a convenient downstairs w.c.

Approximate Gross Internal Area 119 Sq M/1281 Sq Ft



Ground Floor



First 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.

To the first floor, you will find four well-proportioned bedrooms.

The principal bedroom boasts the added luxury of an en-suite shower room, while the remaining bedrooms are serviced by a modern family bathroom.

STEP OUTSIDE



Outside, the property features a generously sized rear garden, mainly laid to lawn, offering plenty of space for children to play or for garden enthusiasts to enjoy. A large patio area provides the perfect setting for outdoor dining and entertaining, making it an ideal spot for summer barbecues or evening drinks.

To the front of the property is a shared driveway with off road parking for two cars.

With its desirable location, contemporary finish, and spacious accommodation, this home presents an excellent opportunity for those seeking a family residence in a picturesque yet convenient setting.

INFORMATION

Postcode: HR9 6BQ

Tenure: Freehold

Tax Band: E

Heating: Gas LPG

Drainage: Mains

EPC: E





DIRECTIONS

Head out of Ross- On-Wye to Wilton roundabout and take the second exit follow the road and then turn left into The Pippins you will then find the property on your right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	54	70
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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