



ROSS-ON-WYE

Guide price **£300,000**



28 BEAMHOUSE DRIVE

Ross-on-Wye, Herefordshire HR9 7GR



Spacious 4-bedroom semi-detached family home
Beautifully presented throughout
Walking distance to town

This beautifully presented four-bedroom semi-detached home is the perfect choice for families, offering spacious and versatile living across three floors. Ideally situated within walking distance of the historic market town of Ross-on-Wye, this property benefits from easy access to a wide range of local amenities, schools, and picturesque countryside walks.

Ross-on-Wye is a charming and historic market town set in the stunning Wye Valley Area of Outstanding Natural Beauty. Known for its scenic river views, beautiful architecture, and vibrant community, it offers a wonderful mix of countryside living with modern convenience.

The town boasts a range of independent shops, cafes, pubs, and excellent local schools, along with great outdoor opportunities such as walking, cycling, and canoeing. With easy access to the M50 and nearby cities like Hereford and Gloucester, Ross-on-Wye is perfectly placed for both families and commuters.

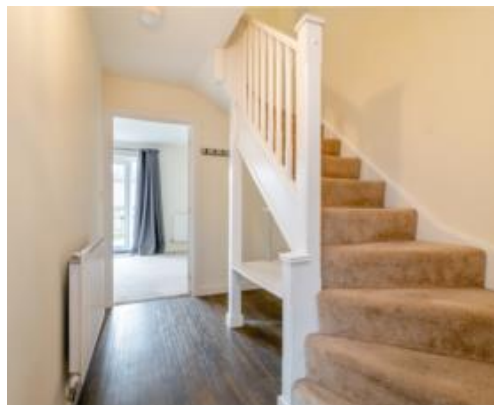


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KEY FEATURES

- Spacious 4-bedroom semi-detached family home
- Beautifully presented throughout
- Set over three floors, stunning far-reaching views
- Modern kitchen/diner, bright lounge, W/C,
- En-suite master suite, family bathroom
- Single Garage, 2 parking spaces



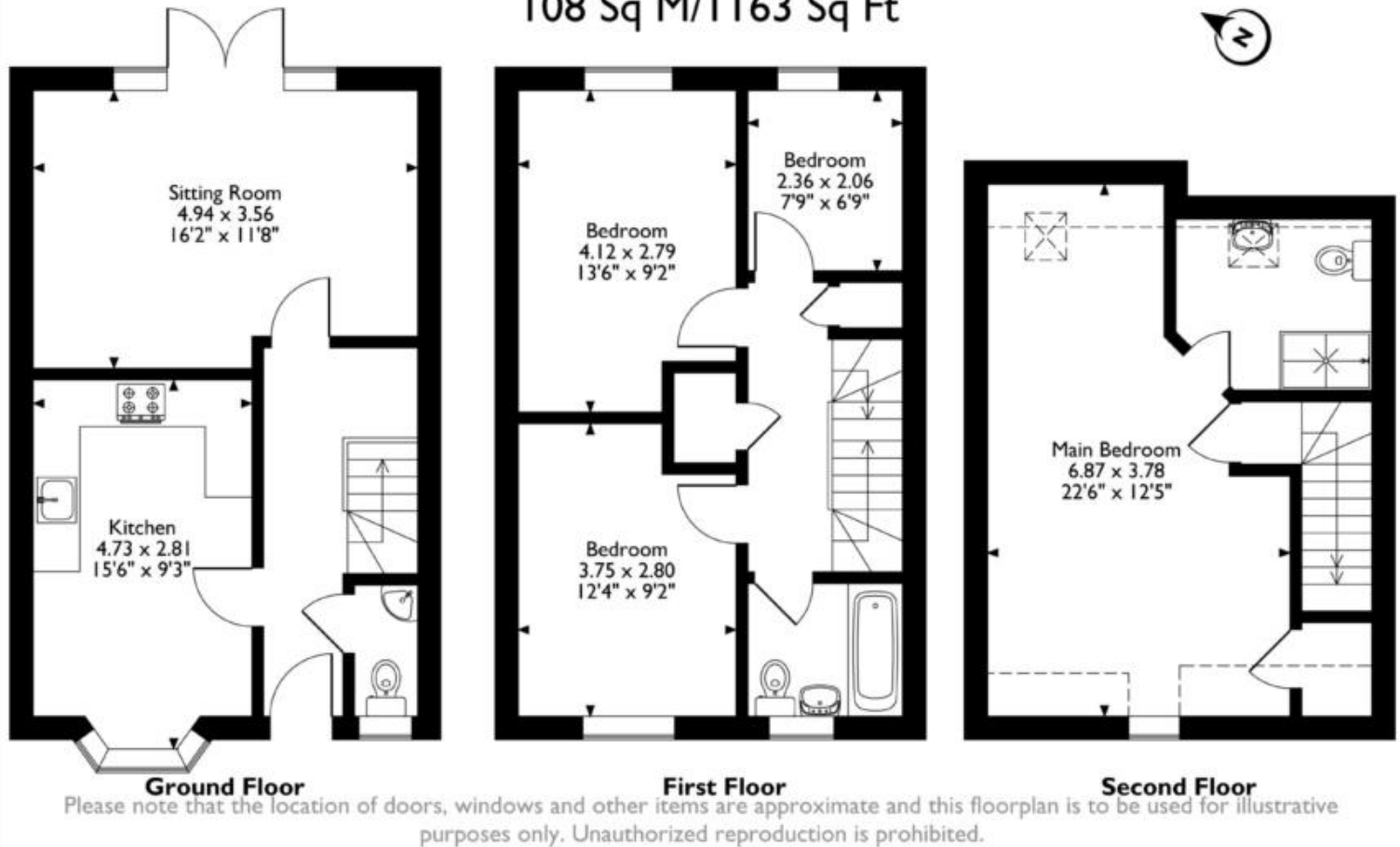
STEP INSIDE



The ground floor welcomes you with a light and airy hallway leading into a spacious and modern kitchen/dining room perfect for family meals and entertaining guests. The separate lounge is beautifully finished and offers a comfortable space, with windows that frame lovely views of the surrounding area. A convenient downstairs W/C adds further practicality for busy family life.

Upstairs on the first floor, you'll find three well-proportioned bedrooms, each offering flexibility for use as bedrooms, home offices, or playrooms, depending on your needs. A stylish family bathroom with contemporary fittings serves this floor.

Approximate Gross Internal Area 108 Sq M / 1163 Sq Ft



The top floor is entirely dedicated to the stunning master bedroom suite – a real highlight of the home. This generous and private space includes a large bedroom area, built-in storage, and a modern en-suite shower room.

From this elevated position, you can also enjoy far-reaching views across the rooftops of Ross-on-Wye and the surrounding countryside.

STEP OUTSIDE



Outside, the property benefits from a private rear garden, perfect for children to play or for hosting summer barbecues. There is a single Garage, in addition to the garage there are two parking spaces (one dedicated next to the garage and one in-front of the Garage) adding to the home's everyday convenience.

In summary, this is a truly wonderful family home, combining space, style, and location.

INFORMATION

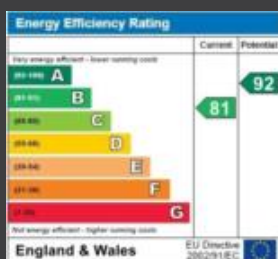
Postcode: HR9 7GR
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From the centre of Ross-on-Wye proceed towards Gloucester on the A40 and upon reaching the roundabout turn left and head toward the A40/M50 dual carriageway. Upon reaching the next roundabout bear left into Old Tannery Way taking the first right into Beamhouse Drive where the property can be found on the right hand side.



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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.