



ROSS-ON-WYE

Guide price **£400,000**



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To book a viewing call 01989 768484

2 WATLING STREET

, Ross-on-Wye, Herefordshire HR9 5UF



Modern four-bedroom detached home
Versatile layout with ample living space
Well-maintained garden and parking options

This modern four-bedroom detached house offers versatile living space, a well-maintained garden, and ample parking, ideal for family living.

Nestled in a highly popular area of Ross-on-Wye, this modern detached house presents an excellent opportunity for family living. The property features four spacious bedrooms, two bathrooms, and three reception rooms, providing ample space for both relaxation and entertaining. The layout invites natural light throughout, creating a warm and welcoming atmosphere.

The landscaped rear garden is particularly notable including a patio area and lawn, perfect for outdoor gatherings. The driveway accommodates multiple cars, offering convenience for busy families, as well as a useful garage. Located within easy reach of local amenities, schools, and the scenic Wye Valley, this home strikes a perfect balance between tranquillity and convenience.



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KEY FEATURES

- Four spacious bedrooms
- Detached with versatile living spaces
- Conservatory linked to the garden
- Generous driveway and garage
- Landscaped garden area for outdoor activities
- Convenient access to local amenities



STEP INSIDE



Upon entering the property, you are greeted by a modern and spacious hallway leading to several well-appointed reception rooms.

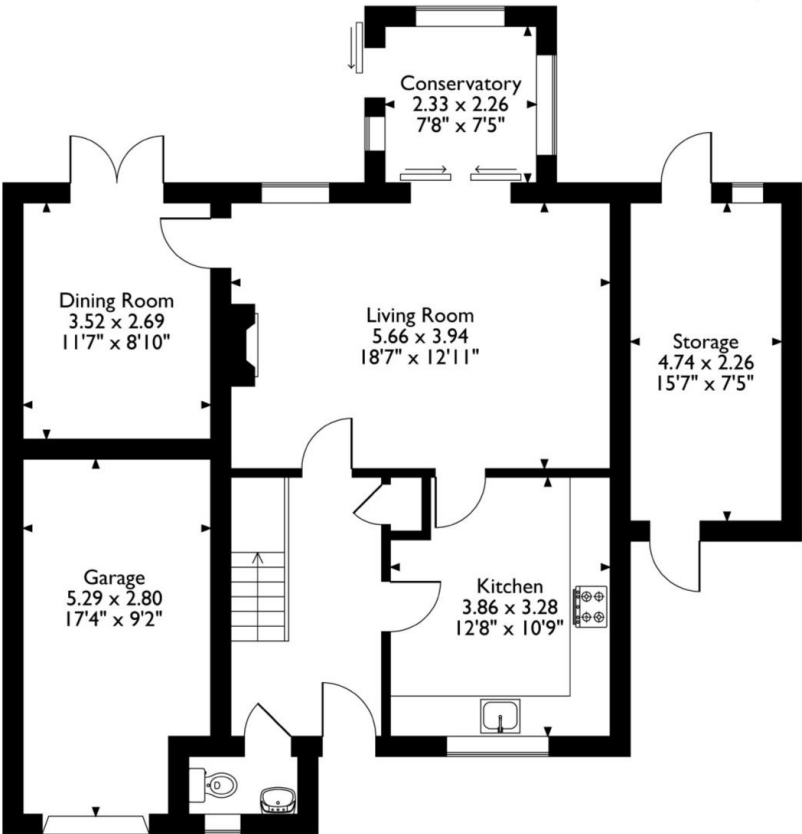
The living room is enhanced by plentiful natural light and an inviting atmosphere, making it a comfortable gathering spot for family and friends.

Adjacent to the living room is a versatile dining area that opens directly into the rear garden.

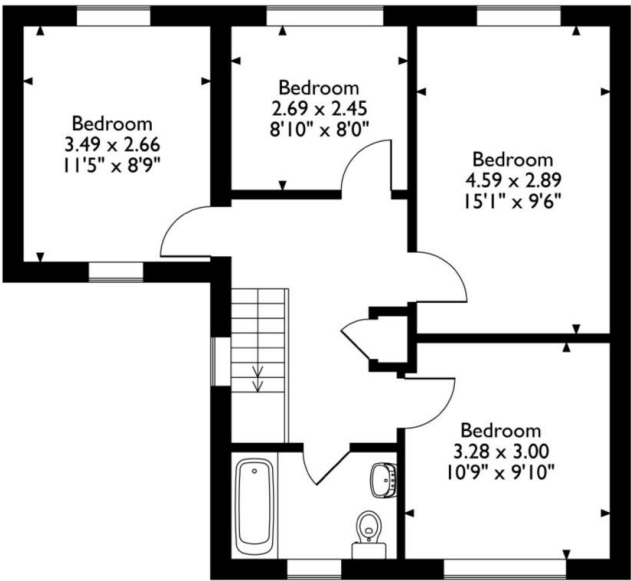
The fitted kitchen showcases an efficient layout with ample worktop space catering to everyday cooking needs.

The conservatory adjoining the living area extends your living space, providing an ideal spot to bask in the sunlight while enjoying garden views.

Approximate Gross Internal Area
Main House = 120 Sq M/1292 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Outbuilding = 11 Sq M/118 Sq Ft
Total = 145 Sq M/1561 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.

Moving upstairs, the principal bedroom features generous dimensions and easy access to a well-equipped family bathroom, while the other three bedrooms are conveniently accessed from the landing.

Each bedroom offers natural light and views of the surrounding areas. The bathroom facilities maintain a practical and functional design, perfect for family use. The home is designed with a focus on open space and light, making it an appealing choice for those seeking comfort and a modern lifestyle.

STEP OUTSIDE



The exterior of this family home is as equally attractive, featuring a well-manicured garden and a driveway capable of accommodating multiple vehicles.

The driveway is lined with shrubs, presenting an appealing first impression, while the rear garden boasts a paved patio area, a seating area perfect for entertaining, and a low-maintenance lawn with delightful borders.

This combination allows for a variety of outdoor activities, from casual dining to gardening. The conservatory and French doors from the dining room provide seamless access to the garden, inviting you to enjoy the outdoors with ease. This space serves as an extension of the home, ideal for relaxation and entertainment.

INFORMATION

Postcode: HR9 5UF
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

///huddle.ecologist.butterfly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		78
B (81-91)		
C (69-80)		
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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