



BRIDSTOW

Guide price **£675,000**



www.archerandco.com

To book a viewing call 01989 768484

3 ST BRIDGETS CLOSE

Bridstow, Ross-on-Wye, Herefordshire HR9 6QJ



Brand new four bedroom detached property
Eco friendly with air source heating
Highly sought after village location

Butler Wall Homes are award winning developers earning a deserved reputation for creating quality homes across South Wales and the southern Marches. The BWVH standard specification is much higher than most of the national and regional developers.

For example, brushed aluminium electrical switches and plugs, high wall mounted power and tv points in most rooms and a generous choice 'Kamdean' floor coverings throughout the ground floor and in wet areas.

St. Bridgetts Close is a small, virtually level, development of just 8 quality properties in a delightful rural setting just 2 miles from Ross-on-Wye. Nearly all rear gardens have a sunny south aspect and plots 6,7 & 8 are adjacent to a lovely parkland paddock. Bridstow is a village and parish in south Herefordshire extending down to the banks of the River Wye.

Within the parish is the Church of St Bridgett, a thriving Primary school and at Wilton, a garage, shop, riverside pub and several restaurants. The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools.



Guide price
£675,000



KEY FEATURES

- Brand new four bedroom detached property
- Eco friendly with air source heating
- Highly sought after village location
- Exclusive development of just 8 properties
- Generous garden
- Off road parking, double garage



STEP INSIDE



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.

Step through the composite door into the welcoming entrance hallway, where you'll discover access to the heart of the home and its surrounding comforts.

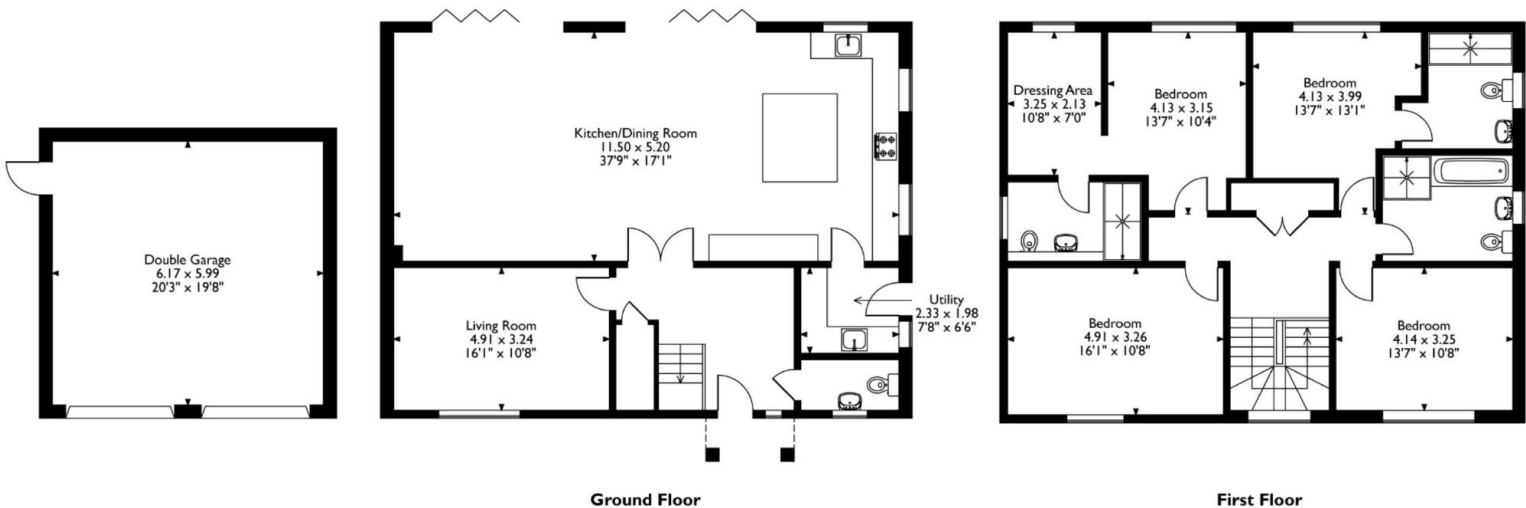
The kitchen/dining/living room, a sprawling triple-aspect space, bathes in natural light, enhanced by two sets of bi-folding doors that seamlessly connect to the lush garden outside.

This culinary haven boasts a suite of integrated appliances, ample storage including an island unit with a spacious countertop, and convenient access to the utility room. The utility room offers provisions for laundry appliances and a direct entry point to the garden, adding practicality.

A door leads into the separate lounge, thoughtfully positioned for peaceful relaxation away from the bustling core of the residence.

On the ground floor, a convenient downstairs W.C. Features modern amenities including a close-coupled toilet and washbasin, complemented by a front-facing window.

Approximate Gross Internal Area
Main House = 198 Sq M/2132 Sq Ft
Double Garage = 37 Sq M/398 Sq Ft
Total = 235 Sq M/2530 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.

Throughout the entrance hallway, kitchen/dining/living room, and W.C., you'll enjoy the elegance of Kamdean flooring, with the kitchen showcasing a stylish Herringbone finish while the lounge is adorned with plush carpeting.

Ascending to the first floor, a luminous landing grants access to four generously sized bedrooms, with two enjoying the luxury of en-suite shower rooms, along with a well-appointed family bathroom. Each bedroom exudes comfort with carpeting underfoot.

The en-suite bathrooms are equipped with shower cubicles, close-coupled W.C.s, and washbasins, accented by tasteful tiling.

The family bathroom is a modern oasis featuring a bathtub, separate shower cubicle, close-coupled W.C., and washbasin, all elegantly finished with partial tiling.

STEP OUTSIDE



This residence has off-road parking that extends to the double garage, easily accessible through electric roller doors.

The gardens are thoughtfully landscaped, featuring a level terrain predominantly laid to lawn, complemented by a charming patio/seating area perfect for outdoor relaxation and entertaining.

INFORMATION

Postcode: HR9 6QJ

Tenure: Freehold

Tax Band: TBC

Heating: Air source heat pumps

Drainage: Mains

EPC: TBC



DIRECTIONS

From Ross-on-Wye take the A49 towards Hereford and, after crossing Wilton roundabout, take the second turning on the right signposted Hoarwithy. Continue for 1 mile and the site is on the left (HR9 6PX).



52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
ross@archerandco.com
www.archerandco.com



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.