

A watercolor illustration of a willow tree with long, drooping branches and green foliage. The background is a solid teal color. A white rectangular box with a thin black border is centered over the tree, containing the text "Willow Walk" and "Lea" in a white serif font.

# Willow Walk Lea





# Willow Walk

## Lea

### HR9

- A beautifully presented semi-detached house • 3 bedrooms (1 en-suite) •
- Located in the sought-after village of Lea •
- Fabulous open plan kitchen and dining space •
- Lovely lounge • Downstairs W.C. • Family modern bathroom •
- Private rear lawned garden and patio area •
- Off road parking for 2 cars • Cul-de-sac quiet location •

## A beautifully presented family home in the lovely village of Lea

**In summary**, a beautifully presented semi-detached modern family home with 3 bedrooms (1 en-suite), family bathroom, large lounge, open plan kitchen and dining space, downstairs WC, private garden & patio area and off-street parking for 2 cars in the sought after village of Lea in Herefordshire, a short drive from Ross-on-Wye.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside England has to offer.

**Vendors' comments** *"We fell in love with Lea Village and have loved being here. The Community is lovely, friendly and has everything you could need with a great shop, garage and a lovely pub that is due to re open this year. We cannot fault the quality of the build and have had no issues since we moved in 4 years ago. We hope the new buyers will enjoy the house as much as we have."*

This **wonderful semi-detached family home** has private off road parking and side access to the rear

garden. The property enjoys gas central heating with a lovely private garden and patio.

The **entrance hallway** welcomes you into this fabulous home, which guides you to the W.C, lounge and kitchen & dining space. The floor is carpeted.

The **lounge** is a spacious room which looks out to the front of the house with a large window to create a bright room. This lovely room has a feature fireplace surround with electric fire, and the floor is carpeted.

The **W.C.** is positioned opposite the lounge and is a modern suite with tiled flooring.

The **open plan kitchen and dining area** is a wonderful room with a modern light kitchen, lots of storage and worktop space, a gas hob, integrated dishwasher and fridge freezer. There is a large window looking out over the rear garden. The dining area is large enough for a family dining table. There is a storage cupboard and directly access to the rear private garden and patio via the double patio doors. The flooring is tiled.

The **landing** on the first floor guides you to the three bedrooms and family bathroom.

**Bedroom 1** is positioned at the top of the stairs. This room is a good size and looks out over the rear garden with a large window. The floor is carpeted.

The **Primary bedroom** looks out over the front of the house with views of the countryside in the distance. This large double bedroom has a built-in cupboard, a large window, carpeted floors and benefits from an en-suite shower room with an integrated shower, white toilet and basin, and tiled flooring.

The **family bathroom** is located at the end of the landing. This room has a white bathroom suite with an integrated shower above the bath with a glass panel. The walls are partly tiled around the bath to give a modern look, with a chrome towel radiator, a window and the floor is tiled.

**Bedroom 2** is looks out to the rear garden. This double bedroom is a spacious room with carpeted floor.

The **private driveway** is positioned in front of the house and can accommodate 2 cars.

The **rear garden & patio** is a lovely private space. There is a large garden shed, lawned garden area and paved patio - a great space for entertaining guests with a BBQ. There is side access to the front of the house and double patio doors with access from the kitchen and dining room.

**Sq ft size:** 1,010 approx sq ft.

**Broadband connectivity:** Full Fibre.

**Mobile coverage:** 4G / 5G voice & data.

**Council Tax:** C.

**Tenure:** Freehold.

**Additional:**

Gas central heating.

Loft storage space.

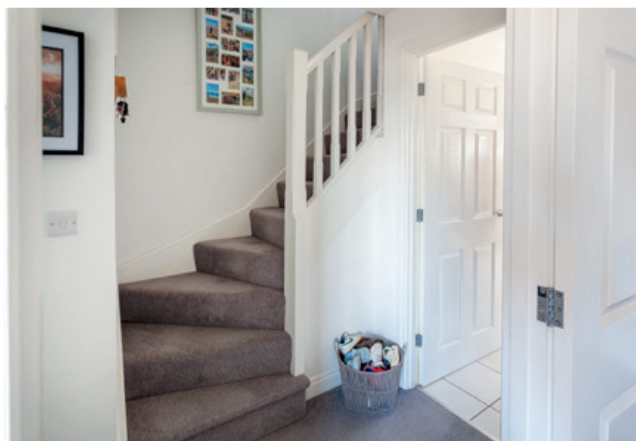
Private off-road parking for 2 cars.

Service / Maintenance charge: £150 per annum.

House built by Bell Homes 2021.

Good schools nearby.

Cul-de-sac quiet location.



## LOCATION:

**Perfectly situated in the sought-after village of Lea, Herefordshire.**

The beautiful village of Lea is situated in the county of Herefordshire which is home to some of the finest countryside in England. The location is 4.5 miles south east of Ross-on-Wye.

The village is perfectly situated to access many major towns and cities. A short drive from Ledbury, Great Malvern and the city of Hereford and easy accessible to Worcester, Gloucester, Cheltenham, Bristol, Birmingham, Cardiff with the M50 close by.

The location is perfect for those who enjoy the countryside and all that nature offers as well as being commutable to many popular locations.



ROSS-ON-WYE - 4.5 MILES  
GLOUCESTER - 13 MILES  
LEDBURY - 14 MILES  
HEREFORD - 16 MILES  
CHELTENHAM - 20 MILES  
WORCESTER - 27 MILES  
LEOMINSTER - 28 MILES  
BIRMINGHAM - 51 MILES

*All distances are approximate*





































































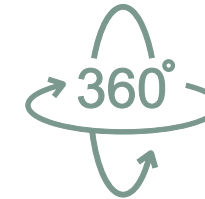
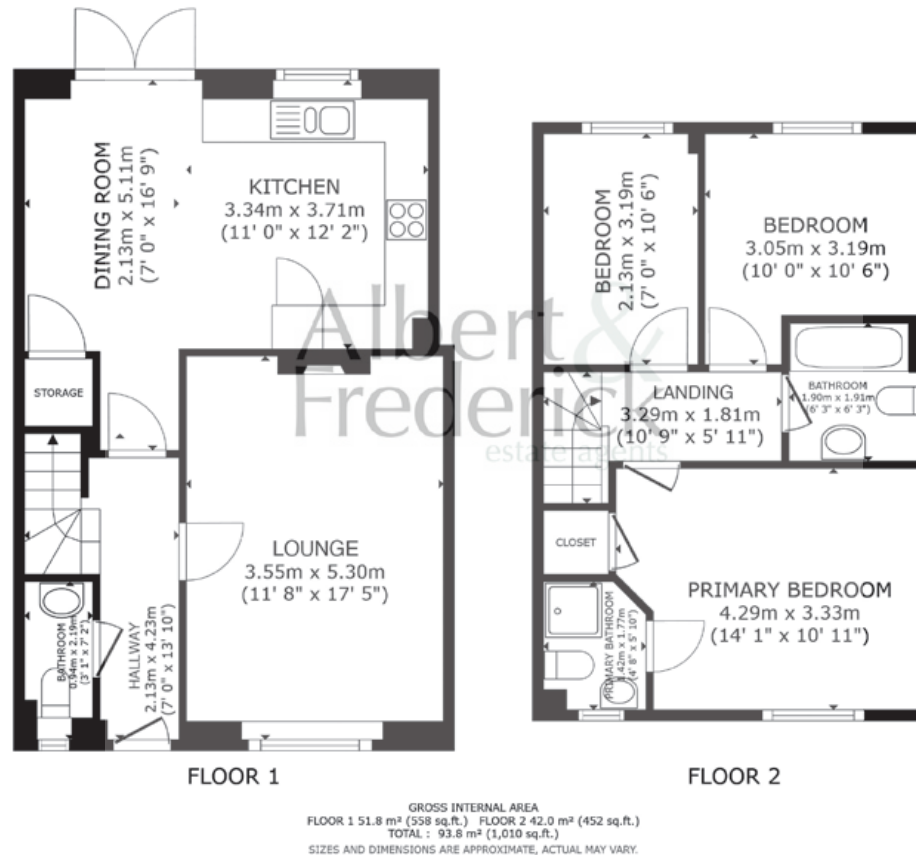


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11 WILLOW WALK,  
LEA,  
HEREFORDSHIRE.  
HR9 7WE

**Asking Price £300,000**



VIRTUAL TOUR  
CLICK HERE



SKY VIEW  
CLICK HERE

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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