

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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WELL PROPORTIONED DETACHED PROPERTY WITH STUNNING ADDITIONAL GARDEN ROOM. EASY ACCESS OF TOWN FACILITIES & COUNTRYSIDE WALKS. EPC C

20 Sugarloaf Crescent - £460,000 Guide Price

Ross-on-wye, Herefordshire, HR9 5JB

4 3 2



20 Sugarloaf Crescent

Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Property Description

Constructed some 20 years ago, 20 Sugarloaf Crescent is a well proportioned four bedroom property which benefits from the addition of an exceptionally attractive sun room with bifold opening doors opening out into the garden. Positioned on the outskirts of the market town of Ross-on-Wye, the facilities of the town are all within easy reach, yet within a short distance a range of countryside and river walks are also accessible.

To the ground floor the large entrance hall opens into the main reception rooms. The sitting room has an attractive fireplace and window overlooking the front garden, whilst double doors open through to the dining room beyond, with further doors leading into the garden room, and an additional door leading directly to the kitchen.

The exceptionally attractive 14' garden room has bifold doors to two sides enabling anyone to step out onto the sun terrace and enjoy alfresco dining. The well appointed kitchen/breakfast room is fitted with a range of wall and floor mounted Oak Shaker style units providing a wealth of storage. There is an integrated Bosch oven with gas hob and extractor hood over, and an integrated fridge freezer and dishwasher. Adjacent to the kitchen is a most useful utility room with sink and plumbing for washing machine and cloaks and W.C.

To the first floor there are four bedrooms, the main bedroom having a range of built in wardrobes together with an en suite shower room and w.c. There is also a family bathroom with bath, separate shower and W.C.

To the front of the property is an area of lawn edged by a small hedge and a private drive. To the rear of the house and accessed via a pedestrian door from the garden as well as double opening doors to the front, is the double garage. The rear garden is laid mainly to lawn, and enclosed by a wooden fence and wall. There is also an attractive composite decked sun terrace providing the ideal spot to enjoy warm summers evening!

For those seeking a spacious property, on the outskirts of town, we strongly recommend an early viewing.





Entrance Hall

Front door leading to entrance hall with doors to sitting room, kitchen and cloakroom. Stairs to first floor.

Living Room 4.59m (14ft 10in) x 4.16m (13ft 5in)

Light and welcoming room with bay window to front elevation. Attractive fireplace. Carpet. Double opening doors to

Dining Room 4.16m (13ft 5in) x 3.02m (9ft 9in)

Separate dining area with glazed double doors to garden room. Door to kitchen. Carpet

Kitchen/Breakfast Room 4.11m (13ft 3in) x 3.97m (12ft 10in)

An exceptionally generous space with Oak fronted Shaker style floor and wall mounted units with worktop over. Integrated Bosch oven and gas hob with extractor hood over. Integrated dishwasher, fridge freezer. Window overlooking rear garden. Tiled floor. Door to

Utility Room

Sink. Plumbing for washing machine and space for further appliance. Boiler. Tiled floor. Door to exterior.

Cloakroom

Fitted vanity unit with hand basin and storage below. W.C. Window. Tiled floor.

Garden Room 4.37m (14ft 1in) x 3.04m (9ft 10in)

An exceptionally attractive addition with bifold doors to two sides. Wooden flooring.

Landing

Stairs to first floor. Airing cupboard and doors to

Bedroom One 4.34m (14ft) x 3.33m (10ft 9in)

Bay window to front elevation. Built in wardrobes. Door to en-suite shower room and w.c.

Bedroom Two 4.39m (14ft 2in) x 3.10m (10ft)

Window to front elevation. Carpet.

Bedroom Three 3.25m (10ft 6in) x 2.94m (9ft 6in)

Window to rear elevation. Carpet.

Bedroom Four 3.38m (10ft 11in) x 2.25m (7ft 3in)

Window to rear elevation. Currently used as a dressing room with range of built in wardrobes.

Family Bathroom

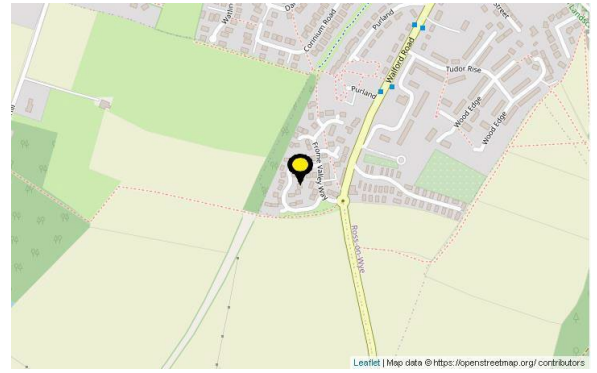
White suite comprising panelled bath, wash hand basin, w.c and separate shower. Tiled floor. Windows to two elevations.

Outside

Front garden with driveway. Double garage situated to the rear of the property with pedestrian access directly into rear garden. Enclosed lawned garden with attractive composite decked sun terrace.

Directions

From Ross on Wye town centre proceed along the Walford Road. On reaching the mini roundabout by Vine Tree Vets turn right into Frome Valley Way. Take the second turning on the left into Sugarloaf Crescent and number 20 will be found immediately on your left hand side.



Services

We have been advised that mains water, electricity, gas and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C



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