

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



BEAUTIFULLY EXTENDED FOUR-BEDROOM SEMI-DETACHED HOME IN ROSS-ON-WYE, FEATURING A SUPERB MASTER SUITE, STYLISH KITCHEN/DINER, LOG-BURNING STOVE, LANDSCAPED GARDEN WITH SUMMER HOUSE, GARAGE, AND DRIVEWAY PARKING, PERFECTLY POSITIONED CLOSE TO TOWN AMENITIES AND SCHOOLS

EPC D

Trevethan - Guide Price £425,000

Brookfield Road, Ross-on-wye, Herefordshire, HR9 7EL

 4  2  3



Trevethan

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

Tucked away in a popular residential area, this beautifully extended four-bedroom semi-detached home perfectly blends modern practicality with inviting family comfort. Thoughtfully redesigned, the extension has created a superb master suite with a contemporary en-suite, a stylish family bathroom, and a garage, all seamlessly integrated into the home's layout.

A UPVC porch opens into a welcoming entrance hall, setting the tone for the light and spacious interiors. The cosy lounge features a charming bay window and log-burning stove, ideal for quiet evenings. The open-plan kitchen/diner forms the heart of the home, offering excellent space for family meals and entertaining, complemented by a separate utility area with direct access to the garden.

Upstairs, four generous bedrooms provide flexibility for family, guests, or home working, while the modern bathrooms are beautifully finished.

Outside, the rear garden combines relaxation and practicality, with a patio terrace leading up to a level lawn and further seating area, perfect for summer evenings. A stylish summer house offers a versatile space ideal as a home office, gym or peaceful retreat. To the front, the block-paved driveway provides parking for several vehicles and access to the garage.

Located within easy reach of Ross-on-Wye's vibrant town centre, schools, and the A40/M50 road network, this extended home offers space, style, and convenience in equal measure.

ACCOMMODATION

Porch

Entered via secure UPVC door with matching UPVC windows, offering a bright and welcoming entrance to the home.

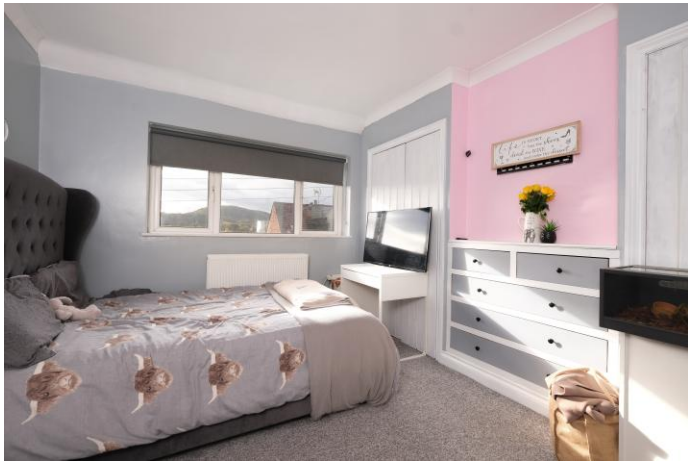
Entrance hall

The welcoming reception hall features wood effect flooring, pendant light fitting, storage cupboard perfect for hanging coats or storing shoes.

Sitting Room 4.88m (15ft.9in) x 3.51m (11ft 4in)

A comfortable living space featuring wood effect flooring, pendant light fitting, bay window to front, radiator, and a charming feature fireplace with log burner.





Kitchen-Diner 6.07m (19ft 7in) x 4.18m (13ft 6in)

A well-appointed room with wood effect flooring, ceiling spotlights, obscured window to side. Fitted with a range of eye level and base units with quartz worktop over. Sink and half bowl drainer with mixer tap, integrated gas hob with extractor over, oven.

Utility room 5.01m (16ft 2in) Maximum to recess x 2.56m (8ft 2in) Maximum to recess

Utility area includes an integrated fridge/freezer and plumbing for white goods. Obscured door leading to side access. Double doors leading to rear garden.

Landing

Window to side elevation, carpeted throughout, pendant light fitting. Doors leading to,

Master Bedroom 5.01m (19ft) x 4.18m (13ft 4in)

A spacious double room with carpet, ceiling spotlights, radiator, and large front aspect window plus an additional window to the rear, allowing for excellent natural light.

En-Suite Shower Room

Fitted with vinyl flooring and spotlights, comprising a shower cubicle, wash basin with storage under and low-level WC.

Bedroom Two 3.75m (12ft 1in) x 3.18m (10ft 3in)

Double bedroom with carpet throughout, pendant light fitting, radiator, window to front, and two built in wardrobes.

Bedroom Three 4.18m (13ft 6in) x 3.02m (9ft 9in)

Double bedroom, carpeted throughout, pendant light fitting, radiator, window to rear, built in wardrobe.

Bedroom Four 4.88m (15ft 9in) x 2.32m (7ft 6in)

Carpeted throughout, double bedroom with pendant light fitting, radiator, window to rear, built in wardrobe.

Family Bathroom

Stylish family bathroom with vinyl flooring and ceiling spotlights. Fitted bath with shower over, low-level WC, wash basin, and ample built-in storage cupboards. Obscured window to rear.

Shower Room

Fully tiled with floor and walls, including ceiling spotlights, obscured window to front, heated towel rail, fitted WC, wash basin, and shower enclosure.

Summer House 3.92m (12ft 8in) x 2.94m (9ft 6in)

Versatile space with carpet flooring, spotlights, and power sockets, ideal for a home office, gym, or studio.

Outside

Room One 2.94m (9ft 6in) x 2.94m (9ft 6in)

Carpeted, sockets, window to front, ceiling spotlights.

Garage 6.02m (19ft 5in) x 5.4m (17ft 5in)

Electric Roller door access with internal power sockets and lighting.

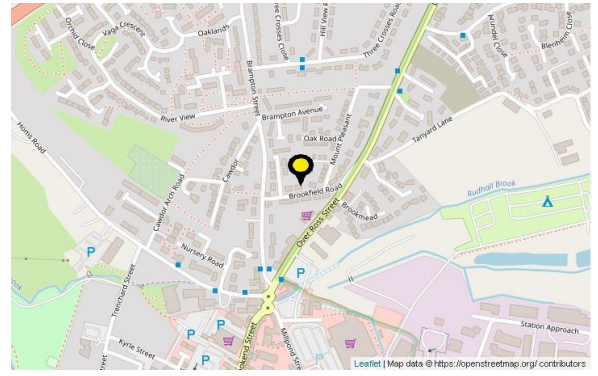
Outside

Front - Private driveway providing off-road parking for up to four vehicles.

Rear - Enjoys a lower patio area with pathway leading to the garden room, predominantly laid to lawn with an additional upper patio, perfect for outdoor dining and relaxation.

Directions

From the stone built Market house in the centre of Ross, proceed down Broad Street, into Brookend Street. At Fiveways mini roundabout take the second left along Brampton Road. After approximately 150meters, take a right onto Brookfield Road, Trevethan will be the fourth property on the left.



Services

We have been advised that mains services 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 "D"

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 D(58)



Ross-on-ye Office
01989 768320
30 Gloucester Road, HR9 5LE
ross@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The Particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

