



Connells

Kipling Road
Ledbury



Property Description

Impressive four bedroom detached home situated on the edge of a popular estate just a stone throw from the quaint market town of Ledbury which benefits from an array of independent shops, cafes and restaurants. Alongside this the town is well known for its fantastic transportation links with the M50 being under 10 minutes' drive away from the property and Ledbury train station with links to London and surrounding city's being just 5 minutes' drive away.

This David Wilson home offers spacious living accommodation throughout with stunning views over the Herefordshire countryside and gold standard option fixtures and fittings. The spacious accommodation comprises entrance hall, impressive high specification kitchen-diner with bay window looking out to the fields in front, utility room, home office, cloak room, living room with French doors out to garden.

Stairs to the second floor open up to the landing with doors leading to all four of the bedrooms with the master bedroom also having an en-suite shower room and the family bathroom features both a bath and separate shower. Outside the front is a private patio area where you can enjoy the Herefordshire countryside. The rear garden is a generous size with a gate leading to a two car driveway with a detached single garage at the rear.

Location

The popular market town of Ledbury has a wide variety of facilities including independent retailers, larger supermarket chains, leisure centre with swimming pool, doctors surgery, primary and secondary schools and a mainline railway station with direct links to Hereford, Worcester, Birmingham and London Paddington (to name a few).

Road Links are also really strong in Ledbury, with J2 of the M50 motorway only being a few miles out of the main town centre. The nearest city to Ledbury is Hereford which is approximately 15 miles away.

Ground Floor

Entrance Hall

Ceiling pendant, radiator, fire alarm and cupboard.

Cloakroom

Side facing double glazed window, ceiling pendant, radiator, sink and WC.

Study

8' 4" x 8' 2" (2.54m x 2.49m)

Front facing double glazed window, ceiling pendant and radiator.

Lounge

16' 11" x 11' 8" (5.16m x 3.56m)

Rear and side facing double glazed window, side facing French doors to garden, ceiling pendant, radiator, TV/phone sockets and carpet.

Kitchen/ Diner

20' 2" x 12' 5" max (6.15m x 3.78m max)

Front facing bay window, rear facing double glazed window, pendant ceiling lights, spotlights, extractor fan, radiator, floor and wall cabinets with spotlights under and 1.5 bowl kitchen sink. Integrated fridge freezer, two AEG ovens, extractor fan, gas hob with splashback, dishwasher and Ideal boiler.

Utility Room

Door to garden, ceiling pendant, floor and wall units, sink, integrated washing machine, space for tumble dryer.

First Floor

Landing

Ceiling pendant, loft hatch, fire alarm, radiator and cupboard with hot water tank.

Bedroom 1

11' 4" x 11' 8" (3.45m x 3.56m)

Dual aspect double glazed windows, ceiling pendant, TV aerial point, radiator, fitted wardrobes and dressing area,

Ensuite

Side facing double glazed window, spotlights, extractor fan, shower, sink, ladder towel rail and WC.

Bedroom 2

9' 2" x 17' 2" (2.79m x 5.23m)

Two front facing double glazed windows with views, ceiling pendant, TV aerial point, fitted wardrobes, build in cupboard and radiator.

Bedroom 3

9' 6" x 10' 8" (2.90m x 3.25m)

Rear facing double glazed window, ceiling pendant and radiator.

Bedroom 4

14' 3" max x 8' 4" max (4.34m max x 2.54m max)

Side and front facing double glazed window, ceiling pendant, fitted wardrobes, over stairs cupboard and radiator.

Bathroom

Rear facing double glazed window, ceiling pendant, extractor fan, shower cubicle, bath with mixer tap, ladder towel rail, part tiled, sink and WC.

Outside

Outside Front

Patio

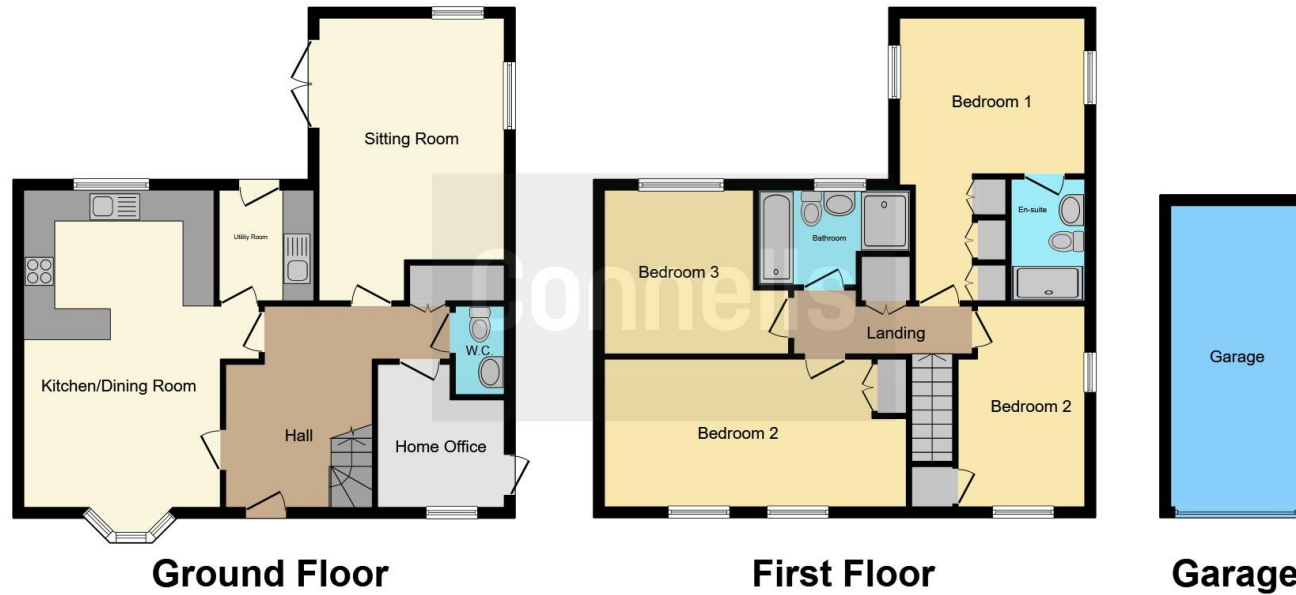
Outside Rear

Lawn with patio, outside water tap, gate to drive and garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

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Tenure: Freehold



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