



Connells

Lady Somerset Drive
Ledbury



Property Description

A three bedroom semi-detached home situated in the sought-after location of Ledbury, being close to Ledbury Primary school plus many other local amenities make this property convenient for all!

This property offers modern open plan living downstairs with fitted kitchen and downstairs study, whereas upstairs offers three bedrooms and modern family bathroom!

Accommodation Details

The property comprises of entrance porch, entrance hall, cloakroom, study, open plan lounge/ dining/ kitchen, three bedrooms and bathroom.

The property further benefits from having driveway, garage and enclosed rear garden.

Ground Floor

Entrance Porch

Door to entrance hall.

Entrance Hall

Door to lounge/ dining/ kitchen, door to study, door to cloakroom, stairs to first floor, storage cupboard, spotlights, double panel radiator, wooden laminate flooring.

Cloakroom

Front facing double glazed window, WC, wash hand basin, spotlights, towel rail.

Open Plan Lounge

19' 9" x 18' 11" (6.02m x 5.77m)
Four sky lights, Two French doors to rear, patio door to side, spotlights, ceiling fan, wall mounted electric fire, tiled flooring.

Kitchen Area

Fitted kitchen with a range of eye level and floor mounted units with lighting, one and a half bowl sink drainer unit, four ring gas hob with cooker hood over, integrated double oven, wall mounted boiler, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for American fridge freezer, part tiled walls, spotlights, vertical radiator, wooden laminate flooring.

Study

12' 2" x 11' 5" (3.71m x 3.48m)
Front facing double glazed window, spotlights, radiator, wooden laminate flooring.

First Floor Landing

Doors to all bedrooms and bathroom, ceiling light, airing cupboard.

Bedroom One

11' 5" x 9' 6" (3.48m x 2.90m)
Side facing double glazed window, ceiling fan, spotlights, double panel radiator, storage cupboard, wooden laminate flooring.

Bedroom Two

11' 6" x 7' 10" (3.51m x 2.39m)
Front facing double glazed window, pendant ceiling light, double panel radiator, built in storage, wooden laminate flooring.

Bedroom Three

8' 2" x 7' 8" (2.49m x 2.34m)
Side facing double glazed window, pendant ceiling light, radiator.

Bathroom

Front facing double glazed window, part tiled walls, vanity wash hand basin

and WC inset into unit, bath with rainfall shower over, storage cupboard, spotlights, heated towel rail, vinyl flooring.

Outside Front

To the front of the property there is a low maintenance foregarden laid with stone chipping's, driveway to the side of the property providing off road parking for two vehicles, access to garage and gated access to rear garden.

Outside Rear

To the rear of the property there is an enclosed garden with mature shrubs and trees, patio seating area, pond, stone chipping's, gated access to the front, door to garage.

Services

All mains are connected to the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaiting

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Tenure: Freehold



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