

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

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AN ATTRACTIVE WELL APPOINTED SPLIT LEVEL DETACHED HOUSE OFFERING DECEPTIVELY SPACIOUS FOUR BEDROOMED ACCOMMODATION WITH POTENTIAL TO CREATE AN ANNEXE LOCATED IN A MUCH SOUGHT AFTER CUL DE SAC AND HAVING A DELIGHTFUL MATURE PRIVATE GARDEN AND DOUBLE GARAGE. EPC: D

4 Knapp Ridge- Guide Price £635,000

Ledbury, Herefordshire, HR8 1BJ



4 Knapp Ridge

Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

An attractive modern split level detached house conveniently located in a much sought after cul de sac on the outskirts of the town.

This spacious family home benefits from gas fired central heating and double glazing. It is arranged with a feature veranda, reception hall, sitting room, dining room, fitted breakfast kitchen, side porch, master bedroom with an Ensuite shower room, three further bedrooms and a family bathroom. On the lower ground floor there is a large utility room, a study, cloakroom with WC and a rear porch. This part of the property offers considerable potential to create an annex if required.

Outside there is a very pleasant well stocked mature garden and an integral double garage with additional driveway parking.

ACCOMMODATION

GROUND FLOOR

Veranda

Enjoying a pleasant elevated outlook.

Reception Hall

With double glazed front door and side panel. Built-in cloak cupboard. Further built-in cupboard. Airing cupboard. Double radiator. Telephone point. Feature archway. Access to roof space. Coving. Stairs to lower ground floor. Steps up to:

Sitting Room 5.40m (17ft 5in) max. x 4.96m (16ft)

Having a feature brick fireplace with archways to either side leading to the dining room. TV point. Double and single radiators. Coving. Large double glazed bow window to front with fine outlook towards Marcle Ridge.

Dining Room 3.85m (12ft 5in) x 3.25m (10ft 6in)

With separate door from hall. Coving. Single radiator. Inner glazed panels. Double glazed window to side.

Breakfast Kitchen 4.93m (15ft 11in) x 2.48m (8ft)

Fitted with a stainless steel double drainer sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4-ring electric hob. Double radiator. Dado rail. Coving. Panelled ceiling. Double glazed window to rear overlooking the garden.





Side Porch

With double glazed windows to front and side. Panelled ceiling. Tiled floor. Double glazed door to rear giving access to the garden.

Bedroom 1 4.26m (13ft 9in) x 4.06m (13ft 1in) plus door recess

With built-in double wardrobe. Two single radiators. Coving. Double glazed double doors to front giving access to the veranda.

Ensuite Shower Room

Having a tiled shower cubicle, wash basin and a WC. Shaver point. Single radiator. Tiled floor. Coving. Double glazed window to side.

Bedroom 2 4.16m (13ft 5in) x 2.94m (9ft 6in)

With built-in double wardrobe. Single radiator. Coving. Dado rail. Double glazed window to rear enjoying a very pleasant wooded outlook over the garden.

Bedroom 3 4.13m (13ft 4in) max x 2.82m (9ft 1in)

With built-in double wardrobe. Single radiator. Coving. Double glazed window to front.

Bedroom 4 2.97m (9ft 7in) x 2.01m (6ft 6in)

With single radiator. Coving. Double glazed window to rear with pleasant outlook.

Family Bathroom

Having a panelled bath with shower attachment, wash basin and a WC. Half tiled surrounds. Single radiator. Shaver point. Coving. Double glazed window to rear.



LOWER GROUND FLOOR

Utility Room 4.03m (13ft) x 2.97m (9ft 7in)

Fitted with a stainless steel sink with base unit under. Plumbing for washing machine. Double glazed window to rear.

Rear Porch

With double glazed door to rear garden.

Study 4.73m (15ft 3in) x 2.99m (9ft 8in)

With single radiator. Coving. Double glazed window to rear. Connecting door to cloakroom and garage.

Cloakroom

With wash basin and a WC.

Outside

To the front of the property there is a paved terrace with a good selection of colourful plants and shrubs.

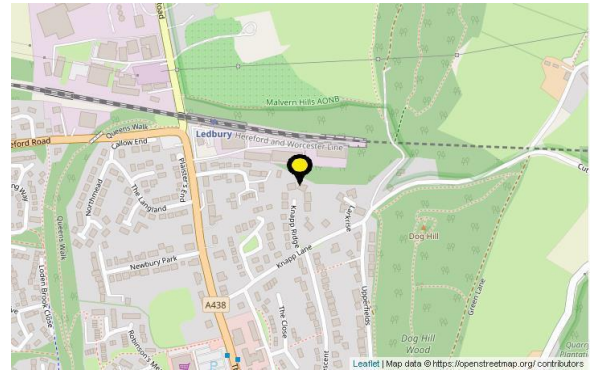
A large driveway provides off road parking for several vehicles and gives access to a DOUBLE GARAGE (29'5 x 20'08) with twin up and over doors, light, power, wall mounted Vaillant boiler installed 2023 and window to side. Part of the garage has been partitioned off to provide an enclosed storage area.

Pathways to the side of the property lead to the private rear garden which is attractively arranged with a large paved terrace enjoying fine far reaching views, an area of lawn and well stocked borders containing a wide selection of plants and shrubs. Mature trees provide a very pleasant wooded backdrop. There are outside lights and tap.



Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and the Homend. Continue straight over the traffic lights by Tesco and just after the garage turn right into Knapp Lane. Proceed up the hill and take the second turning left into Knapp Ridge and the property will be located at the far end of the cul de sac.



Services

We have been advised that all 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 infer 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 formerly 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 Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "G"

EPC

The EPC rating for this property is D (55).

LOWER GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



TOTAL FLOOR AREA: 2221 sq.ft. (206.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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