



**A SUPERBLY APPOINTED DETACHED FAMILY HOUSE IN A VERY DESIRABLE CUL DE SAC LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 4 BEDROOMS (1 ENSUITE), REFITTED DINING KITCHEN, UTILITY ROOM, REFITTED BATHROOM, GARAGE AND A DELIGHTFUL LANDSCAPED GARDEN WITH PRIVATE WOODED BACKDROP**

**EPC:C**

**VIEWING ESSENTIAL**

## Guide Price: £480,000

17 Woodfield Road, Ledbury, Herefordshire HR8 2XJ





## 17 WOODFIELD ROAD

### 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. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

### Property Description

A very well appointed detached house conveniently situated in a pleasant end of cul de sac residential location on the outskirts of Ledbury.

The property has been extensively updated over recent years and now offers superbly presented accommodation with many fine features including attractive internal oak doors and benefiting from gas fired central heating and double glazing.

It is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, sitting room and a refitted dining kitchen. One of the garages has been converted to provide a utility room and store. On the first floor the landing gives access to a master bedroom with a refitted Ensuite shower room, three further bedrooms and a refitted family bathroom.

Outside there is now a single garage with additional driveway parking. A particular feature of the property is the delightful garden which has a most pleasant wooded backdrop to the rear.

### ACCOMMODATION:

#### Canopy Porch

With outside light.

#### Reception Hall

With composite double glazed front door. Useful built-in cloak cupboard. Double radiator. Coving. Attractive oak effect flooring. Stairs to first floor. Opening through to kitchen. Glazed door with glazed side panels to sitting room.

#### Cloakroom

Refitted with a modern white suite comprising an inset wash basin with cupboard under and tiled splashback, and a WC. Attractive oak door with etched glazing. Oak effect flooring. Double glazed window to the front.

#### Sitting Room 5.99m (19ft 4in) max x 3.49m (11ft 3in) max

With TV point. Two double radiators. Coving. Double glazed window to front. Opening through to the dining Area.

#### Dining Kitchen 8.76m (28ft 3in) max x 3.15m (10ft 2in) max

Refitted with an extensive range of contemporary coloured units comprising a stainless steel sink unit with instant boiling water tap. Fitted base and drawer units. Wall mounted cupboards.







Tall pull-out cupboard. Work surfaces with matching upstands. Peninsular breakfast bar with integral wine rack.

Space for range style cooker. Fitted stainless steel chimney hood. Integral dishwasher. Double radiator and feature vertical radiator. Exposed ceiling beams. Oak effect flooring. Two double glazed windows to rear with pleasant outlook over the garden. Double glazed double doors to rear.

**Utility Room 2.68m (8ft 8in) x 2.63m (8ft 6in)**

Formed from one of the garages and having a fitted stainless steel sink unit. Work surfaces with tiled surrounds. Plumbing for washing machine and space for tumble dryer. Oak effect flooring. Etched glass oak door. Connecting door to garage. Door to useful store (being the remaining part of the original garage) with light, power and a remote control garage door.

**Landing**

With access to roof space. Airing cupboard with slatted shelving and housing a Worcester boiler.

**Bedroom 1 3.90m (12ft 7in) x 3.69m (11ft 11in) max**

With two built-in double wardrobes. Double radiator. Two double glazed windows to the rear enjoying a fine wooded outlook.

**Ensuite Shower Room**

Refitted with a contemporary white suite comprising a large walk-in tiled shower cubicle with rainfall shower head and hand held attachment, feature mounted wash basin and a WC. Chrome ladder radiator. Extractor fan. Double glazed window to rear.

**Bedroom 2 3.54m (11ft 5in) plus door recess x 3.46m (11ft 2in)**

With built-in double wardrobe. Double radiator. Two double glazed windows to the front with pleasant outlook.

**Bedroom 3 2.92m (9ft 5in) max x 2.73m (8ft 10in)**

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

**Bedroom 4 2.42m (7ft 10in) x 2.27m (7ft 4in)**

With double radiator. Double glazed window to the front.

**Family Bathroom**

Refitted with a white suite comprising a panelled bath with shower attachment over with rainfall shower head and hand held attachment, fitted shower screen and tiled surrounds, mounted wash basin with tiled splashback and a WC. Chrome ladder radiator. Double glazed window to rear.

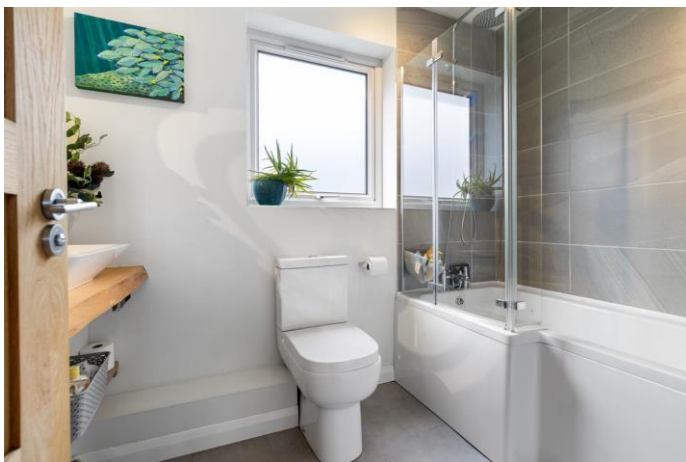
**Outside**

To the front of the property there is an area of lawn, slate terrace and a selection of plants and shrubs. A block paved driveway provides off road parking and gives access to the remaining single garage (17'10 x 8'8 max) with remote control garage door, light, power and a double glazed window and door to the rear.

A gated pathway to the side of the house leads to a good sized landscaped rear garden which is attractively arranged with a large feature paved terrace, area of lawn, further decked terrace and well stocked flowerbeds. The garden backs onto a small stream and has a most pleasant wooded backdrop. There is an outside light and tap.

**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

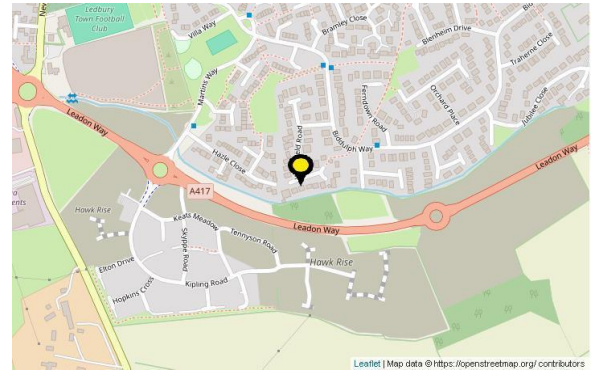


## Directions

From the Ledbury office turn right at the traffic lights and proceed along The Southend. Turn right into Biddulph Way and proceed down the hill. Turn left into Woodfield Road and left again at the 'T' junction. The property will then be facing you at the next junction.

## Tenure

We are advised (subject to legal verification) 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 purchases/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 "E"

## EPC

The EPC rating for this property is C (74)

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



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



**Ledbury Office**  
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