



AN EXCEPTIONALLY WELL PRESENTED DETACHED MODERN HOME SITUATED IN A SOUGHT AFTER RESIDENTIAL CUL DE SAC OFFERING FOUR BEDROOMED ACCOMMODATION (ONE EN SUITE) WITH AN OPEN PLAN DINING KITCHEN, SITTING ROOM, UTILITY ROOM, CONTEMPORARY FAMILY BATHROOM, DRIVEWAY PARKING, GARAGE AND AN ATTRACTIVE MATURE GARDEN WITH SEPARATE STUDIO.

NO CHAIN. EPC C.

3 Lugg Fields – Guide Price £495,000

Ledbury, Herefordshire, HR8 2FS



3 Lugg Fields

Location & Description

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 Henry Boot built detached family home situated in a most pleasant cul de sac location enjoying a fine outlook over a small green to the front.

3 Lugg Fields is exceptionally well presented, benefitting from gas fired central heating and double glazed throughout. The property has been well maintained and offers contemporary accommodation with high quality fittings including bespoke wooden shutters to all principle rooms. The ground floor is arranged with an entrance porch, spacious entrance hall, cloakroom, sitting room with feature bay window, open plan dining kitchen and a separate utility room. On the first floor a large landing leads to a master bedroom with an ensuite shower room, three further bedrooms and a family bathroom.

To the front of the property a driveway provides off road parking and in turn leads to an integral **GARAGE**. There is an established garden to the rear with an impressive **STUDIO**, which would be an ideal home office/hobby room.

The accommodation with approximate dimensions is as follows:

Entrance Porch

Wall light, fitted shoe cupboard. Part opaque glazed entrance door to

Entrance Hall

Ceiling light, radiator, telephone point. Stairs to the first floor with useful understairs cupboard. Doors to

Cloakroom

Front facing window, ceiling light, wash hand basin with tiled splashback, low level WC, radiator.

Sitting Room 5.06m (16ft 4in) x 4.62m (14ft 11in)

Enjoying a very pleasant double aspect with attractive bay window to front with outlook over the green, small box bay window to side and a further window to side. Ceiling light, coving, wall lights, feature marble fireplace with fitted coal effect gas fire, three radiators, TV point.

Dining Kitchen 6.97m (22ft 6in) x 3.10m (10ft)

Fitted with an extensive range of contemporary wall and floor mounted units with work surface over, inset one and a half stainless steel sink drainer unit and tiled surrounds. Integrated Neff **DOUBLE OVEN**. Bosch 4-ring gas **HOB** with stainless steel splashback and cooker hood over. Space and plumbing for dishwasher. Space for fridge.





Two rear facing windows overlooking the garden. Two ceiling lights, radiator. French doors leading to outside with electronically operated external shutter.

Archway to

Utility Room 2.45m (7ft 11in) x 1.32m (4ft 3in)

Fitted with a further range of matching cupboards with work surface. Space for additional appliances. Ceiling light, wall mounted gas fired central heating boiler, ladder style towel rail. Part glazed door to outside with integral blind and external shutter.

First Floor Landing

Spacious landing with front facing window, ceiling light, two fitted bookcases, radiator. Airing cupboard containing hot water cylinder. Access to part boarded roof space via drop down ladder. Doors to

Bedroom 1 4.31m (13ft 11in) x 4.03m (13ft)

Enjoying a pleasant double aspect with a fine outlook over the green. Ceiling light, built in double wardrobe, radiator. Door to

En Suite Shower Room

Suite comprising large walk in shower enclosure with tiled surrounds, vanity wash hand basin with cupboard below, low level WC. Side facing window, ceiling light, ladder style towel rail, tiled floor.

Bedroom 2 4.28m (13ft 10in) x 3.10m (10ft)

Rear facing window, ceiling light, built in double wardrobe, fitted bookcase with cupboards below, two radiators.

Bedroom 3 3.35m (10ft 10in) x 3.10m (10ft)

Rear facing window, ceiling light, built in double wardrobe, radiator.

Bedroom 4 3.46m (11ft 2in) x 2.09m (6ft 9in)

Front facing window overlooking the green, ceiling light, large fitted bookcase with cupboards below, radiator.

Family Bathroom

Suite comprising panelled bath with shower over, fitted shower screen and extensive tiled surrounds, wash basin with vanity top and cupboards under and a low level WC. Rear facing window, ceiling light, ladder style towel rail, tiled floor with underfloor heating.

Outside

To the front of the property there is a small fore garden with established plants and shrubs. A driveway provides off road parking and gives access to an integral **GARAGE** (14'11 x 8) with up and over door, light and power. A door to the rear of the garage gives access to a second small **UTILITY ROOM** (7'11" x 4'3") with fitted sink, plumbing for washing machine, power connected and a door to the rear garden.

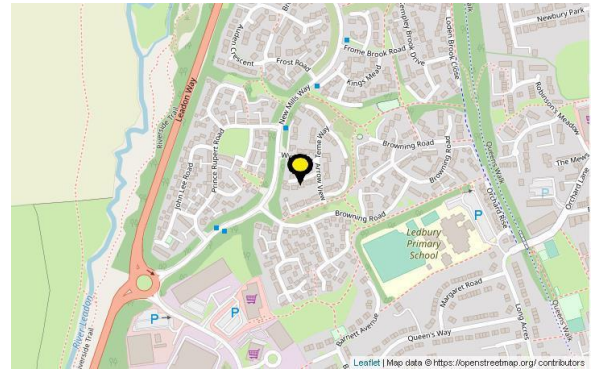
A gated pathway to the side of the property leads to an enclosed landscaped garden. The garden is attractively arranged with a large newly paved seating terrace and feature pergola with climbing roses and wisteria. There is an area of lawn bordered with well stocked flowerbeds containing an interesting selection of established plants and shrubs. There is an impressive **STUDIO** (10'9" x 10'8") which is an ideal hobby room or home office. The studio is fully insulated with power and light connected and large Bi-fold doors opening out onto the garden.

There is a **GREENHOUSE**, **SHED**, outside cold water tap and light.



Directions

From the agents Ledbury office turn left at the traffic lights and proceed through the town centre. Continue straight over the traffic lights by Tesco and then bear left at the railway station onto the Hereford Road. Take the first exit off the roundabout into New Mills Way and then take the third turning left into Wye View. Continue to the 'T' junction and then turn right, proceed for a short distance and Lugg Fields will be located on the right hand side overlooking the green.



Services

We have been advised that mains services are connected to the property. Full fibre broadband is available. 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 Ledbury Office (Tel: 01531 634648).

Council Tax

COUNCIL TAX BAND "E"

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 C (71).

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

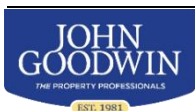
1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



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:

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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.



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

