

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



AN ATTRACTIVE MODERN DETACHED HOME SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF THE POPULAR MARKET TOWN OF BROMYARD OFFERING EXCEPTIONALLY WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED ACCOMMODATION WITH DRIVEWAY PARKING, GARAGE AND A DELIGHTFUL GARDEN.

VIEWING ESSENTIAL. EPC C.

2 Maple Close – Guide Price £380,000

Bromyard, Herefordshire, HR7 4LQ

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2 Maple Close

Location & Description

2 Maple Close is conveniently located within walking distance of the popular market town of Bromyard, which offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles away. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

Property Description

2 Maple Close is an attractive detached home situated in a quiet cul sac within a highly desirable residential area on the outskirts of Bromyard enjoying a delightful outlook from the rear across the Frome Valley towards the Malvern Hills.

The property has been greatly improved in recent years by the current vendor with acute attention to detail paid to all aspects. Internally, the accommodation is exceptionally well presented and has been redecorated throughout to include new fitted carpets, new internal doors and an impressive newly fitted shower room and ground floor cloakroom. The same meticulous schedule of works has been mirrored externally, all of which has resulted in a very fine contemporary home.

Benefitting from gas fired central heating and double glazed throughout, the accommodation is arranged on the ground floor with an entrance hall, cloakroom, sitting room with wooden shutters and a striking inglenook fireplace, open plan dining kitchen with integrated appliances and a conservatory. On the first floor, a landing leads to a master bedroom with an en suite shower room, two further bedrooms and a spacious shower room.

2 Maple Close is approached by a bloc paved driveway providing off road parking and in turn leads to a large **SINGLE GARAGE**. The garden is attractively laid out and comprises areas of lawn, colourful plant borders and a paved seating terrace.

With so much to offer, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Hall Ceiling light. Radiator. Stairs to first floor with under stairs storage cupboard. Doors to

Cloakroom Front facing opaque glazed window. Ceiling light. Wash hand basin inset into solid wood top. Low level WC. Radiator.

Sitting Room 5.35m (17ft 3in) x 3.30m (10ft 8in)
Attractive front facing bay window with contemporary white wooden shutters. Recessed spotlights. Radiator. Feature inglenook fireplace with slate hearth and oak mantle. TV point.





Open Plan Dining Kitchen 5.21m (16ft 10in) x 3.80m (12ft 3in) Fitted with a comprehensive range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Built in **DOUBLE OVEN/GRILL**. Integrated **DISHWASHER** and **FRIDGE**. 4 ring gas **HOB** with stainless steel cooker hood over. Space and plumbing for washing machine.

Recessed spotlights. Radiator. Tiled floor. Door to outside. Sliding patio doors to

Conservatory 4.68m (15ft 1in) x 2.71m (8ft 9in) Flooded with natural light and enjoying a pleasant outlook across the garden. Wall lights. Radiator. Tiled floor. French doors to outside.

First Floor Landing Side facing opaque glazed window. Ceiling light. Access to loft space. Large airing cupboard housing Worcester gas fired central heating boiler. Doors to

Bedroom 1 4.83m (15ft 7in) x 3.25m (10ft 6in) Rear facing window enjoying a wonderful outlook overlooking the garden and open countryside beyond. Ceiling light. Open wardrobe with hanging rail and shelving. Radiator. Door to

En Suite Shower Room Suite comprising corner shower enclosure with electric Triton shower, newly fitted vanity wash hand basin with cupboard below, low level WC. Opaque glazed window. Recessed spotlight. Extractor fan. Part tiled walls. Radiator.

Bedroom 2 3.25m (10ft 6in) x 2.99m (9ft 8in) Large front facing window. Ceiling light. Radiator.

Bedroom 3 3.10m (10ft) x 1.94m (6ft 3in) Rear facing window enjoying far reaching rural views. Ceiling light. Radiator.

Refitted Shower Room Contemporary suite comprising large walk in shower enclosure with raindrop shower head and tiled surround, vanity wash hand basin with drawer below, low level WC. Opaque glazed window. Recessed spotlights. Ladder style towel rail. Tiled walls. Tiled floor.

Outside 2 Maple Close is approached by a bloc paved driveway providing off road parking and in turns leads to a **SINGLE GARAGE** (17'1" x 8'11") with up and over door, power and light connected, access to additional loft space storage and personal door to the garden.

To the front of the property there is an attractive lawned fore garden bordered by shrubs and steps leading to the front door.

A gated side access leads to the rear garden, which is beautifully arranged and enjoys a wonderful outlook across open countryside. There is an area of lawn and a paved seating terrace, ideal for outside dining and entertaining. There are an interesting variety of shrubs and plants, which provide a vivid splash of colour. There is a useful garden **SHED**, outside water tap and power points.

Directions

Proceed out of Ledbury on the B4214 Bromyard Road and continue through the hamlet of Staplow. At the sharp right hand bend fork left towards Bromyard. Continue to the end of this road and at the A4103 turn right and immediately left towards Bishops Frome. Continue through the village and on towards Bromyard. Upon reaching the end of this road turn right onto the A465 Hereford Road. Proceed along this road taking the first right hand turning into Ashfield Way. At the T-Junction turn right into Chestnut Way and then take the second turning on the right into Maple Close where the property can be found on the left hand side.



Services

We have been advised that 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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

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

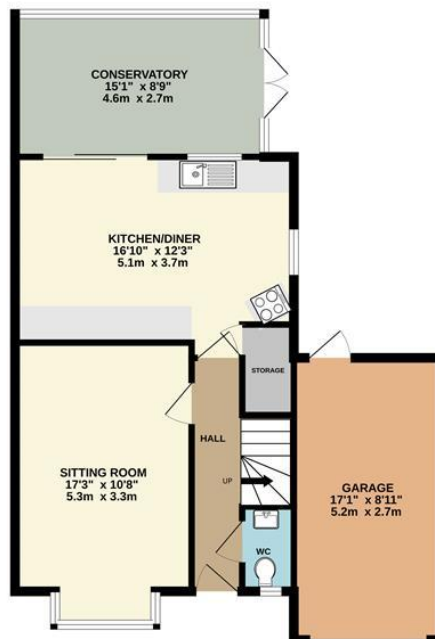
COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

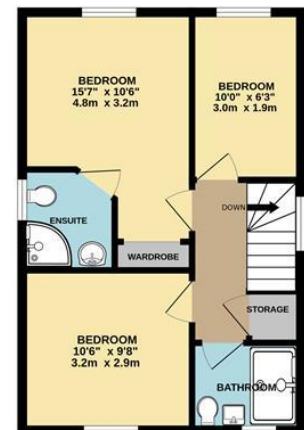
EPC

The EPC rating for this property is C (71).

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA - 1176 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
Made with Metaphor (2023)



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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:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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.

