



A Beautifully Appointed 3-Bedroom Detached Home on Sought-After Homend Crescent, Ledbury. Benefitting From Two Reception Rooms, Kitchen And Separate Utility Room, Downstairs WC, Three Bedrooms And Family Shower Room. Detached Garage And Far Reaching Views Within Walking Distance Of The Town Centre.

EPC - C

Westwood – Guide Price £475,000

Homend Crescent, Ledbury, HR8 1AH



Westwood

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

Nestled in the heart of Ledbury on the desirable Homend Crescent, this well-appointed three-bedroom detached home offers an ideal blend of comfort, practicality, and charm. Perfectly suited for families or professionals seeking space and serenity, this attractive property is complemented by a vibrant, lovingly maintained garden to the front and rear. The upstairs benefits from far reaching views across the Leadon Valley.

Step inside to discover a stylish and welcoming interior, thoughtfully laid out for modern living. The spacious lounge flows into a tranquil garden room. A separate dining room, ideal for entertaining or relaxed family meals adjoins a well-equipped kitchen boasting ample storage and worktop space, with the adjoining utility room offering additional functionality.

Upstairs, you'll find three well-proportioned bedrooms, including a generous principal bedroom and two further rooms that can be easily adapted for family and guests as well as a galleried landing with space for a desk/home office. The family shower room is fresh and neatly presented.

To the rear, the vibrant garden is a real highlight - a colourful and tranquil space featuring well-established planting, perfect for outdoor dining, play, or simply enjoying the seasons.

Further benefits include a fully boarded and insulated single garage, off-road parking, gas central heating, and double glazing. Located within walking distance of Ledbury's charming town centre, schools, and excellent transport links - including Ledbury railway station - this home offers both convenience and quality in one of the area's most sought-after residential streets.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Obscure double glazed door opening into a spacious entrance hall way with Ceiling light point. Double glazed window to the front aspect. Wooden flooring. Useful under stairs storage cupboard. Door into Dining room and...

Sitting Room 6.19m (19ft 12in) x 3.61m (11ft 8in)

With double glazed window to the front aspect. Four wall mounted lights. Radiator. Carpet. Single glazed window and door to the rear aspect opening into Sunroom

Garden Room

With tiled flooring. Double glazed windows to rear and side aspect with a glass door opening onto the garden.

Dining Room 3.61m (11ft 8in) x 3.02m (9ft 9in)

With ceiling pendant lighting. Double glazing to the rear. 'Karndean' wood effect flooring. Radiator. Door into...





Kitchen 3.61m (11ft 8in) x 3.18m (10ft 3in)

An integrated and stylish kitchen with double glazing to the side and rear aspect. Base units fitted with wood effect laminate worktop and inset 'Bosch' 4 ring ceramic hob and over head extractor fan. Stainless steel sink and half sink drainer unit. Undercounter integrated refrigerator and dishwasher. 'AEG' electric double oven. Door into Pantry cupboard. Radiator.

Door into rear lobby with double glazed door to side aspect. Ceiling light point. Vinyl flooring. Fuse board and door into Utility Room.

Utility Room

With ceiling light point. Composite flooring. Two obscure double glazed window to the front aspect. Base units with a Laminate worktop with an inset Belfast sink with chrome taps. Worcester 'Bosch' boiler. Space for undercounter fridge freezer and washing machine.

Cloakroom

With ceiling light point. Low level toilet. Ceramic sink with cupboard storage and chrome mixer tap. Obscure double glazed window to the front aspect. Vinyl flooring.

Galleried Landing

To the first floor is a spacious galleried landing with double glazed window to the front aspect. Space for a desk/office space. Radiator. Useful storage cupboard and carpet. Ceiling light point.

Bedroom One 5.11m (16ft 6in) x 3.61m (11ft 8in)

A generous double bedroom with boarded eaves storage and useful additional cupboard. Ceiling light point. Double glazed window to the rear aspect with far reaching views across the Vale of Leadon. Free standing double wardrobe. Carpet. Radiator.

Bedroom Two 2.97m (9ft 7in) x 3.02m (9ft 9in)

With double glazing to the rear aspect with views over to Marcle Ridge. Fitted blinds. Built in wardrobe. Radiator. Ceiling light point.

Bedroom Three 2.97m (9ft 7in) x 3.18m (10ft 3in)

With ceiling light point. Double glazing to the rear aspect with views over to Marcle Ridge.

Shower Room

Ceiling light point. Obscure double glazed window to the rear aspect with fitted blinds. Walk in shower cubicle with tiled surround. Ceramic sink with under counter cupboard. Low level toilet. Bidet. Marble effect composite flooring.

Outside and Garden

A concrete path from the side door leads to an enclosed rear garden with gated side access.

A most pleasant and well stocked perennial garden with a variety of seating areas including patio with pergola and well stocked borders. Rich with colour and approximately westerly facing.

To the front is a terraced raised garden, equally full of vibrancy with a gravel path to a benched seating area.

A driveway sits in front of a detached single garage that is boarded and insulated with power. Currently being used as a convenient workshop.



Directions

From John Goodwin's Ledbury Office take a left onto New Street and immediately left at the cross roads. Continue down the high street taking the second right onto Bank Crescent. Take the first left onto Homend Crescent where the property can be located 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.

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) or Colwall Office (01684 540300)

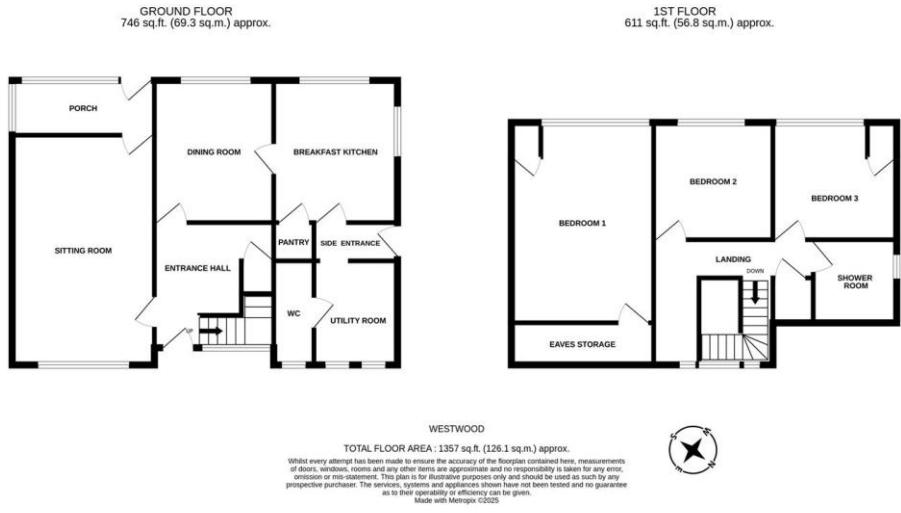
Council Tax

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).



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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