



A WELL PRESENTED AND SPACIOUS DETACHED BUNGALOW TUCKED AWAY IN A SMALL CUL-DE-SAC ON THE POPULAR DEER PARK DEVELOPMENT COMPRISING THREE BEDROOMS, TWO RECEPTION ROOMS, RE-FITTED KITCHEN AND SHOWER ROOM, CLOAKROOM WITH WC, INTEGRAL GARAGE WITH DRIVEWAY PARKING AND GOOD SIZED ENCLOSED GARDEN. EPC D

AVAILABLE WITH NO ONWARD CHAIN

23 Bramley Close - Guide Price £370,000
Ledbury, Herefordshire, HR8 2XP



23 Bramley Close

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

23 Bramley Close is a well presented detached three bedroomed bungalow enjoying a secluded position tucked away off a private driveway in a small cul-de-sac on the popular Deer Park residential development on the outskirts of Ledbury town.

The property has been updated by the current owner over recent years with a contemporary re-fitted kitchen, shower room and a new gas fired central heating boiler installed in 2023.

This light and spacious property benefits from double glazing throughout and comprises a reception hall, cloakroom with WC, a generous sitting room which opens to the dining room with sliding patio doors to the garden, kitchen, three bedrooms and a shower room.

Outside the property benefits from driveway parking (via a shared driveway) with access to the integral garage. There are attractive gardens to both front and rear.

The property is available with no onward chain and the agents recommends an early inspection.

Storm Porch

With outside light.

Reception Hall

With part glazed entrance door. Radiator. Carpet. Useful built-in storage cupboard. Airing cupboard housing hot water tank. Cupboard with wall mounted gas central heating boiler. Glazed panels and a glazed door leading to the sitting room.

Cloakroom

WC and wash hand basin. Extractor fan

Sitting Room 5.11m (16ft 6in) x 4.03m (13ft)

Bright and welcoming with front aspect double glazed window. Feature brick fireplace with gas fire. Two radiators. TV point. Archway through to:

Dining Room 4.28m (13ft 10in) x 2.66m (8ft 7in)

With sliding double glazed windows opening onto the garden. Radiator. Fitted display cupboard. Door opening to:

Kitchen 4.16m (13ft 5in) x 2.40m (7ft 9in)

Re-fitted in 2024 with a range of contemporary units comprising pan drawers, wall and base cupboards with wood effect work surfaces over. Stainless steel sink unit with tiled splashback. Electric oven with gas hob and extractor hood over. White goods by separate negotiation. Double glazed window over looking the garden and door to covered passage way to the side of the property.





Bedroom 1 3.44m (11ft 1in) x 3.35m (10ft 10in)

Front aspect double glazed window. Fitted wardrobes.

Bedroom 2 3.07m (9ft 11in) x 2.68m (8ft 8in)

Rear aspect double glazed window. Fitted wardrobe. Radiator.

Bedroom 3 2.22m (7ft 2in) x 2.20m (7ft 1in)

Rear aspect double glazed window. Fitted wardrobe. Radiator.

Shower Room

Re-fitted with a walk-in shower. WC. Vanity unit with inset wash hand basin. Tiled walls and tile effect flooring. Towel radiator. Rear aspect double glazed window.

Outside

The bungalow is approached by a shared private driveway with access from Bramley Close. To the front of the property a driveway provides off-road parking and gives access to the integral garage with metal up and over door, personal side door to the side passageway, light and power. The front garden is attractively landscaped with low maintenance gravel and paving with mature shrub borders. A covered side passageway gives gated access to the good sized enclosed rear garden, laid mainly to lawn with mature shrubs and trees. There is a paved seating area adjacent to the rear of the bungalow with access from the dining room. A garden shed is included in the sale. Two outside water taps.



