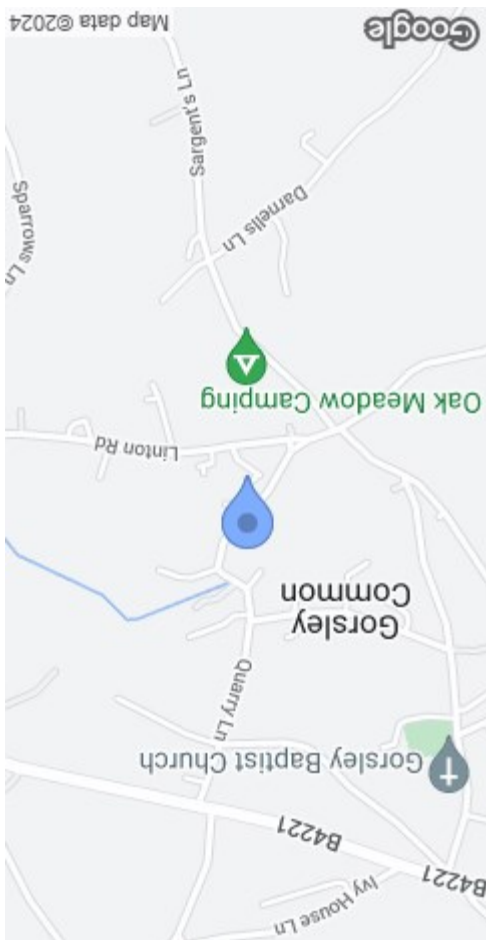




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (10-35) Green B (36-45) Yellow C (46-55) Orange D (56-65) Red-Orange E (66-75) Red F (76-85) Dark Red G (86-95) Black



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



**1 The Laines**  
 Gorsley, Ross-On-Wye HR9 7FH

## Price Guide £595,000

A FOUR DOUBLE BEDROOM DETACHED EXECUTIVE STYLE PROPERTY having THREE RECEPTIONS, MASTER EN-SUITE, DETACHED DOUBLE GARAGE, PARKING and ENCLOSED GARDENS measuring APPROXIMATELY 52' X 40' situated in the EVER POPULAR VILLAGE OF GORSLEY.

Gorsley offers amenities to include primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

For the commuter access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.



Entrance via part glazed UPVC door through to:

### ENTRANCE HALL

Engineered oak flooring, two single radiators, under stairs storage cupboard, stairs to the first floor.

### CLOAKROOM

White suite comprising close coupled WC, vanity wash hand basin with cupboards below, tiled splashback, single radiator, side aspect frosted window.

### LOUNGE

18'7 x 12'7 (5.66m x 3.84m)

Attractive fireplace with inset woodburning stove, engineered oak flooring, two double radiators, coving, fully glazed French doors through to the rear patio.

### DINING ROOM

12'11 x 9'4 (3.94m x 2.84m)

Engineered oak flooring, double radiator, coving, front aspect window overlooking the gardens.

### STUDY

9'5 x 8'5 (2.87m x 2.57m)

Oak laminate flooring, single radiator, coving, front aspect window.

### KITCHEN / BREAKFAST ROOM (L SHAPED)

16'2 x 12'11 max (4.93m x 3.94m max)

Fitted kitchen to comprise of a one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, quartz worktops, integrated double oven, cupboard above and below, four ring electric hob and cooker hood above, integrated fridge / freezer, plumbing for washing machine, fully tiled flooring, radiator, spotlighting, rear aspect window.

### UTILITY

6'6 x 6'6 (1.98m x 1.98m)

Sink unit with mixer tap, cupboard under, plumbing for washing machine, space for tumble dryer, wall mounted gas-fired central heating and domestic hot water boiler, single radiator, tiled flooring, half glazed door to the side aspect.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

### LANDING

Single radiator, built-in double airing cupboard, hot water tank and shelving, access to roof space via loft ladder, front aspect window.

### BEDROOM 1

14'10 x 10'5 (4.52m x 3.18m)

Laminated flooring, single radiator, two sets of built-in double wardrobes with hanging rail and shelving, rear aspect window with a private outlook over the gardens. Door to:

### EN-SUITE SHOWER ROOM

7'0 x 6'5 (2.13m x 1.96m)

Fitted approximately two years ago, large square shower cubicle, fully tiled surround, vanity wash hand basin with tiled splashback, cupboards below, close coupled WC, heated towel rail, tiled flooring, front aspect frosted window.

### BEDROOM 2

13'3 max x 9'6 (4.04m max x 2.90m)

Single radiator, built-in wardrobe with hanging rail and shelving, front aspect window.

### BEDROOM 3

11'9 x 9'6 (3.58m x 2.90m)

Single radiator, built-in wardrobe with hanging rail and shelving, rear aspect window overlooking the gardens.

### BEDROOM 4

9'4 x 9'2 (2.84m x 2.79m)

Built-in wardrobe with shelving, single radiator, rear aspect window.

### BATHROOM

Fitted approximately two years ago. White suite comprising of a modern panelled bath, shower over, fully tiled surround, close coupled WC, vanity wash hand basin with tiled splashback, heated towel rail, tiled flooring, front aspect frosted window.

### OUTSIDE

To the front of the property, there is a block paved driveway suitable for the parking of three vehicles, which leads to:

### DETACHED DOUBLE GARAGE

18' x 18' (5.49m x 5.49m)

Accessed via two single up and over doors, power and lighting, half glazed personal door through to the side.

To the front of the property is a good sized south facing front garden, which has various gravelled garden areas, lawn area, wooden garden shed, outside lighting, fencing surround. To the side of the property, there is a useful raised garden area with

greenhouse, chip barked border, fencing surround. A gated access leads to the rear of the property where there is a good sized paved patio area, outside tap, outside lighting, pergola, lawn area, flower borders surround with various shrubs and bushes, walling and fencing surround. The rear garden is an irregular shape but measures 52' x 40' approximately.

### SERVICES

Mains water, electricity and drainage, oil-fired heating.

Fibre broadband is available at the property via Vodafone Fastershire and the vendors have advised that they have speeds of around 50 Mbps.

### WATER RATES

Sewer Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: F  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Newent, proceed along the B4221 passing through the village of Kilcot into Gorsley until you see the Roadmaker Pub on the left. Take the left hand turning just after the pub, continue along this road passing the chapel, take the left at the next junction, then continue along to the cross roads. At the cross roads turn left and proceed along until you see The Laines on the left hand side.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.