



Sunnyacre Quarry Lane  
Ross-On-Wye HR9 7SH



STEVE GOOCH  
ESTATE AGENTS | EST 1985

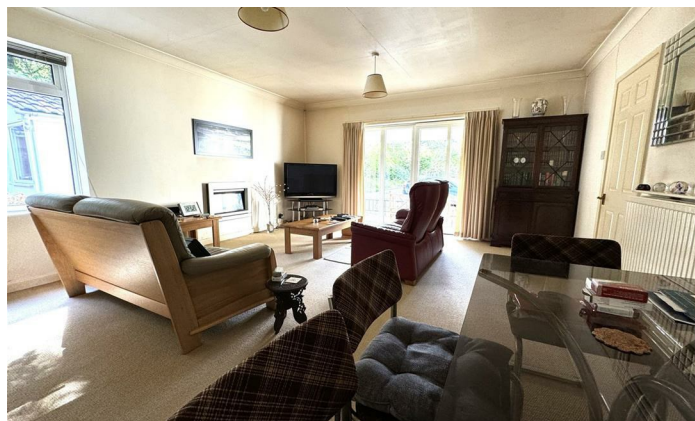
## Guide Price £525,000

Occupying a LOVELY RURAL VILLAGE LOCATION is this SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW set in GARDENS AND GROUNDS IN EXCESS OF HALF AN ACRE with POTENTIAL FOR MODERNISATION together with GARAGE and OFF ROAD PARKING, all situated within a short distance of the village pub, shop, post office and school.

Gorsley offers amenities to include a Post Office / shop with coffee house, 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 HALL

21'05 x 5'02 widening to 9'03 and 8'00 (6.53m x 1.57m widening to 2.82m and 2.44m)

Via double glazed front door, wooden flooring, single radiator, access to roof space, storage area. Door to:

### LOUNGE

17'06 x 15'06 (5.33m x 4.72m)

Feature electric fire, double radiator, telephone point, open reach point, side aspect windows, sliding doors to the rear porch area enjoying views over the gardens. Glazed sliding doors to:

### KITCHEN/BREAKFAST ROOM

13'08 x 11'01 (4.17m x 3.38m)

Range of base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit, mixer tap, plumbing for washing machine, integrated oven, four ring ceramic hob, extractor fan, space for under counter fridge and freezer, double radiator, tiled floor, thermostat controls, rear aspect window. Double glazed door to:

### UTILITY ROOM

11'09 x 5'07 (3.58m x 1.70m)

Oil fired central heating and domestic hot water boiler, built-in storage cupboards, side and rear aspect windows, half glazed door to the front.

### BEDROOM 1

13'09 x 12'07 (4.19m x 3.84m)

Double radiator, coving, side aspect window. Door to:

### EN-SUITE SHOWER ROOM

10'00 x 4'00 (3.05m x 1.22m)

Double shower cubicle with electric shower, vanity wash hand basin, mixer tap, cupboard below, w.c., tiled splashbacks, single radiator, side aspect frosted window.

### BEDROOM 2

13'08 x 12'04 (4.17m x 3.76m)

Two double radiators, front aspect window with lovely views over the gardens.

### BEDROOM 3

13'00 x 11'03 (3.96m x 3.43m)

Double radiator, built-in wardrobes, side and rear aspect windows.

### FAMILY BATHROOM

7'08 x 7'06 (2.34m x 2.29m)

White suite comprising panelled bath with shower over, vanity wash hand basin, cupboard below, w.c., tiled floor, tiled splashbacks, single radiator, louvre doors to airing cupboard with lagged hot water tank, slatted shelving and storage, rear aspect frosted window.

### OUTSIDE

Double opening wrought iron gates and driveway lead to a PARKING AND TURNING AREA FOR FOUR-SIX VEHICLES which leads to a DETACHED GARAGE 16'06 x 10'06 (5.03m x 3.20m) via up and over door, power and lighting, side and rear aspect window, personal door to the side with wood store and shed to the rear and concealed oil tank. There is a veranda to the front with outside lighting steps lead down to large front gardens with mature beds and borders, an array of mature trees, variety of flowers, shrubs and bushes, central pergola with Wisteria and Magnolia tree.

There are gardens to either side of the property with planted borders, wooden garden shed and gravelled area.

The rear gardens have a vegetable produce area, greenhouse, septic tank access, further planted beds, crazy paved patio area, raised patio to the side. The gardens area enclosed by mature hedging offering a good level of privacy with the **WHOLE PLOT MEASURING IN EXCESS**

OF HALF AN ACRE.

The property also owns an adjoining parcel of common land to the front.

### SERVICES

Mains water and electricity. Oil central heating. Septic tank drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: E  
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 Kilcot and into Gorsley until you see a turning left into Quarry Lane. Proceed along here and the property can be found 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).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	83	England & Wales		EU Directive 2002/91/EC	65

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