



69 Kipling Road  
Ledbury HR8 2GU

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 69 Kipling Road

## Ledbury HR8 2GU

Guide Price £410,000

**Steve Gooch Estate Agents are delighted to offer for sale this SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME of CORNELL DESIGN (1367 sq ft), built in 2021, situated in a POPULAR RESIDENTIAL LOCATION with CLOSE ACCESS TO THE MARKET TOWN OF LEDBURY and benefitting from an NHBC GUARANTEE.**

The property further benefits from a FEATURE KITCHEN/DINING/FAMILY ROOM, SEPARATE UTILITY ROOM, ENSUITE TO MASTER BEDROOM, SINGLE GARAGE and OFF-ROAD PARKING.

Ledbury offers a wide range of local facilities including shops, schools, churches, hotels, doctors surgery, local hospital, recreational facilities and a main line railway station and theatre.

The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distance and the M50 motorway is approximately 4 miles south of the town.



The property is accessed via a composite front door into:

### ENTRANCE HALL

8'02 x 6'06 into bay (2.49m x 1.98m into bay)

Door into shoe/coat storage cupboard, Openreach network points, power points, consumer unit, thermostat controls, laminate flooring, stairs leading to the first floor, doors into:

### W.C

6'02 x 3'04 (1.88m x 1.02m)

White w.c, vanity basin with mixer tap, cupboard beneath, single radiator, extractor fan.

### LOUNGE

21'00 x 13'02 into bay (6.40m x 4.01m into bay)

Side aspect bay window, further front & side aspect windows, tv point, two double radiators.

### KITCHEN/DINER/FAMILY ROOM

21'01 x 11'05 extending to 15'07 into bay (6.43m x 3.48m extending to 4.75m into bay)

Side & rear aspect bay windows, opening French doors onto the patio and garden.

Kitchen- Range of base and wall mounted units, laminated worktops, splashbacks, single drainer stainless steel sink with mixer tap, integrated fridge/freezer, five-ring gas hob, glass splashback, extractor fan, integrated double oven, integrated dishwasher, laminate flooring, two double radiators, front aspect window, door into:

### UTILITY

6'01 x 5'07 (1.85m x 1.70m)

Base and wall mounted units, laminated worktop, splashbacks, Ideal Logic gas fired combi boiler, plumbing for washing machine, space for tumble dryer, single radiator, extractor fan, door to understairs storage cupboard, half glazed side door leading to the driveway and parking area.

Stairs lead to the first floor:





## LANDING

Access to roof space, door to airing cupboard housing the hot water tank, rear aspect window, doors to:

## BEDROOM ONE

**17'07 x 11'03 max (5.36m x 3.43m max)**

Built-in triple double- mirrored wardrobes, single radiator, thermostat controls, front & side aspect windows, door into:

## ENSUITE SHOWER ROOM

**6'05 x 4'04 (1.96m x 1.32m)**

Walk-in double shower, sliding glazed screen, tiled splashback, built-in overhead shower system, w.c, vanity wash hand basin with mixer tap, cupboard beneath, laminate flooring, chrome heated towel rail, spot lighting, shaver point, side aspect frosted window.

## BEDROOM TWO

**12'03 narrowing to 10'02 x 12'00 (3.73m narrowing to 3.10m x 3.66m)**

Single radiator, front aspect window.

## BEDROOM THREE

**12'04 x 8'07 (3.76m x 2.62m)**

Single radiator, side aspect window.

## BEDROOM FOUR

**8'05 x 7'01 (2.57m x 2.16m)**

Over stairs storage cupboard, single radiator, front aspect window.

## FAMILY BATHROOM

**6'07 x 6'02 (2.01m x 1.88m)**

Three-piece white suite comprising panel bath with mixer tap, pedestal wash hand basin with mixer tap, w.c, laminate flooring, tiled splashbacks, chrome heated towel rail, extractor fan, rear aspect frosted window.



## OUTSIDE

The main garden measures approximately 35'00" x 35'00" and is laid to lawn with surrounding planted borders and a small patio seating area. The gardens are enclosed by a combination of fencing and walling surround.

Steps lead up to the front door, complete with wrought iron railing surround. Flower borders wrap around the front and side of the property, featuring a selection of shrubs and bushes.

Driveway parking is suitable for three cars and leads to a detached garage. A paved pathway provides access to the utility door and garden gate. The driveway also features an outside tap.

## DETACHED SINGLE GARAGE

Up & over door, power, lighting.

## AGENTS NOTE

The estate service charge for the period 1st April 2024 to 31st March 2025 was £137.61.

## DIRECTIONS

Take the Dymock Road to Ledbury, and at the Full Pitcher roundabout, take the last exit onto the bypass and take the first right onto Kipling Road where the property can be located as marked by our 'For Sale' board.

## SERVICES

Mains water, electric, drainage and gas.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Welsh Water - to be confirmed.





## 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.

## PROPERTY SURVEYS

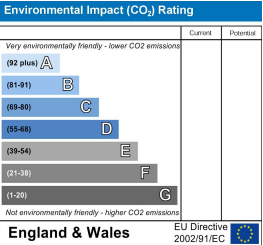
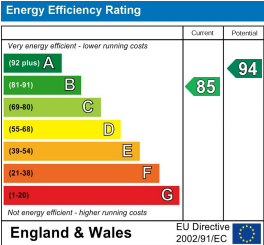
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





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.





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