



- Three Bedroom Detached Brand New Family Home
- Exceptional Eco Credentials, High Specification Finishes
- Open Plan Kitchen / Dining / Family Room
- Separate Sitting Room plus Study, Master En-Suite with Dressing Room
- Detached Double Garage, 10 Year Build Zone Warranty
- EPC Rating - TBC, Council Tax - TBC, Freehold

5 Lovers Walk

Gorsley, Ross-On-Wye HR9 7YN



A THREE BEDROOM DETACHED BRAND NEW FAMILY HOME boasting EXCEPTIONAL ECO CREDENTIALS and HIGH SPECIFICATION FINISHES, OPEN PLAN KITCHEN / DINING / FAMILY ROOM plus SEPARATE SITTING ROOM AND STUDY, MASTER EN-SUITE with DRESSING ROOM, DETACHED DOUBLE GARAGE and OFF ROAD PARKING, 10 YEAR BUILD ZONE WARRANTY, situated in a SELECT AND EXCLUSIVE DEVELOPMENT OF JUST NINE CONTEMPORARY FAMILY HOMES.

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.

THE SPECIFICATION

Lovers Walk has been designed with the environment in mind. Each home has an exacting specification to provide the highest level of luxurious living and superior craftsmanship.

ECO FRIENDLY FEATURES

The eco-friendly features that come as standard on each home includes:

- 8kw solar panels on the roof to provide a substantial amount of your energy needs.
- Panasonic Source Heat Pump giving you a free renewable source of energy to aid the heating system.
- High levels of insulation and air tightness meaning less energy is required to heat your home.
- A whole-house ventilation and heat recovery system (MVHR) providing fresh filtered air into the house continuously, as well as taking heat from the air of bathrooms and kitchens when in use and distributing it to other areas of the house.
- Low maintenance cedar larch cladding.
- Smart aluminium double glazing Euro wood burning stove.

ADDITIONAL FEATURES

- Wet under floor heating to the ground floor.
- Carpets to the lounge, study and first floor.
- Bi-fold doors.

RECEPTION HALL 16'4" x 9'8" (4.99 x 2.95)

KITCHEN / DINING / FAMILY ROOM 26'3" x 15'5" (8.02 x 4.70)

High quality kitchens with choice of doors and handles.

- Granite worktops.
- Two Full sized Bosch fridge / freezers.
- NEFF warming drawer.
- NEFF microwave oven.
- NEFF oven.
- NEFF five ring induction hob.
- NEFF extractor.
- NEFF dishwasher
- Mixer tap and one and a half bowl sink.
- Downlights.

SITTING ROOM 15'5" x 13'5" (4.70 x 4.10)

STUDY 12'3" x 10'9" (3.75m x 3.29m)

CLOAKROOM 7'1" x 4'1" (2.16 x 1.26)

LANDING 9'8" x 6'7" (2.95 x 2.03)

MASTER BEDROOM 15'5" x 14'5" (4.70 x 4.40)

DRESSING ROOM 12'0" x 8'3" (3.67 x 2.52)

EN-SUITE 12'0" x 6'9" (3.68 x 2.06)

BEDROOM 2 15'5" x 10'4" (4.72 x 3.17)

BEDROOM 3 15'5" x 8'9" (4.70 x 2.68)

BATHROOM 7'1" x 6'3" (2.18 x 1.93)

OUTSIDE

- Electrically operated insulated garage door with internal power and lighting.
- Outside power point.
- Glass canopy.
- Private block paved driveways.
- Seeded lawn.
- Porcelain and sandstone patio.

BUILDERS WARRANTY

10 year Build-Zone warranty.

SERVICES

Mains water and electric, private drainage system, air source heat pump.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: TBC

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 into Gorsley and the entrance to Lovers Walk will be found on your left hand side, as marked by our 'For Sale' board.

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.



MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for information purposes only. All measurements quoted are approximate.

TYPE D - GROUND FLOOR



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TYPE D - FIRST FLOOR

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.