



Lea, Ross on Wye HR9 7LH
£575,000



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- Well presented family home
- Detached with four bedrooms
- Detached double garage
- Plot approaching 1/4 of an acre
- Far reaching views
- No onward chain
- EPC D
- Council tax F
- Freehold

£575,000

Entrance porch

Via part double glazed frosted UPVC door, ceramic tiled flooring, radiator, front aspect double glazed UPVC window.

WC

Continuation of the ceramic tiled flooring, vanity wash hand basin, low-level WC, heated towel rail, side aspect double glazed frosted UPVC window.

Entrance hall

Karndeian wooden effect flooring, radiator, power points, coving, stairs leading to the first floor, part glazed wooden double doors into:

Living room

Wood effect Karndeian flooring, feature fireplace with inset log burner and stove, power points, television point, radiators, coving, side aspect double glazed UPVC window, rear aspect double glazed UPVC French doors leading to the garden, UPVC door to:

Sun room

Laminate flooring, UPVC double glazed windows, polycarbonate roof, rural views.

Kitchen/diner

Very well appointed boasting a range a base, wall and drawer mounted units, quartz worksurfaces with moulded Franke sink unit, range style cooker with extractor fan above, space for American style fridge / freezer, island with breakfast bar, coving, power points, inset ceiling spot lights, wall mounted radiator, front aspect double glazed UPVC window and rear aspect double glazed double doors leading to the garden. Door to storage cupboard/pantry under the stairs.

Utility room

Karndeian flooring, range of base, wall and drawer mounted units, rolled edge worktops, single bowl single drainer



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stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, oil-fired boiler, part tiled walls, side aspect double glazed UPVC window, rear aspect double glazed UPVC door, opening into storage area (previously WC).

First floor landing

On the half landing there is a rear aspect double glazed UPVC window. Main landing has access to loft space and doors leading off.

Master bedroom

Radiators, power points, front and rear aspect double glazed UPVC windows with lovely views to the rear over the garden and countryside beyond.

En suite bathroom

Modern white suite comprising of panelled bath with shower over, vanity wash hand basin, low-level WC, built-in storage cupboards, inset ceiling spot lights, side aspect double glazed UPVC frosted window.

Bedroom two

Radiator, power points, front aspect double glazed UPVC windows.

Bedroom three

Radiator, power points, rear aspect double glazed UPVC window.

Bedroom four

Radiator, power points, front aspect double glazed UPVC window.

Shower room

Corner double shower unit with electric Mira shower, vanity wash hand basin, low-level WC, heated towel rail, inset ceiling spot lights, rear aspect double glazed UPVC frosted window.

Outside

The property has a gravelled driveway via a five bar gated entrance which leads to parking area for several vehicles. This in turn leads to the detached double garage.

Double Garage - 5.51m x 5.05m (18'01 x 16'07) - Electric up and over door with personal door to the side and a window to the rear, power and lighting.

Gated side access to a large westerly facing patio area suitable for outside dining, this in turn leads to the rear garden which is mostly laid to lawn. The plot in total measures approximately 1/4 of an acre and are enclosed by fencing and mature hedging.

Location

The village of Lea benefits from a modern primary school, post office, village store,



church, and garage. Lea is situated approx 6.43 km (4 miles) west of the market town of Ross-on-Wye with superb road links to Gloucester, Cheltenham, and Hereford. M50 is close by offering excellent motorway links across the country. what3words: published.tractor.stopwatch

Material information

Tenure: Freehold

Council tax band: F

Local authority and rates: Herefordshire council £3295.27 (2023/24)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

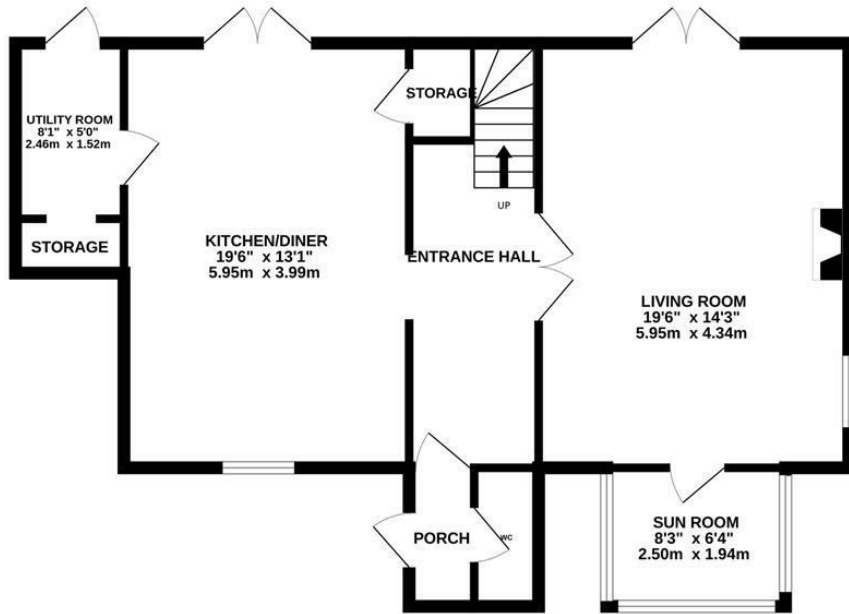
Heating: Oil fired

Broadband speed: Basic 15 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps

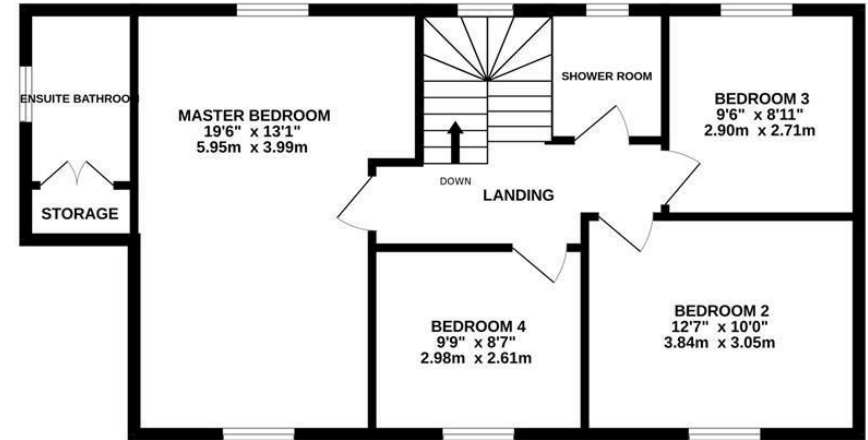
Vodafone, EE, O2, Three



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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