



3 Chapel View, Gorsley HR9 7ZQ
£450,000



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• No onward chain • Immaculately presented two-double bedroom, detached bungalow • Finished to an exceptionally high standard with high-end appliances and Italian porcelain flooring • Popular location in the village of Gorsley • New Home 10 Year Build Guarantee, registered in 2021 • Solar panels and air source pump and heating system • Driveway leading to a single garage with electric roller door • EPC A100 • Herefordshire Council - Tax Band D - £2276.90 (2025/26)

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Entrance Hall

Entering the home via the composite front door with frosted glazed panel. The hall is filled with natural light through the full height window with bespoke shutters overlooking the front of the home. Italian porcelain tiles flow seamlessly throughout the whole of the property creating a modern, harmonious look. There is ample storage space in a double storage cupboard with sliding doors where you can access the solar panel controls and a second large cupboard which houses the water tank. Oak panelled doors lead off to the bedrooms and bathroom.

Master Bedroom

The porcelain tiled floor continues into the generous double room with a bespoke dressing area offering ample floor to ceiling storage. A large window fitted with wooden shutters overlooks the front of the home.

Bedroom Two

The second bedroom can be found to the left of the entrance hall and boasts Italian porcelain tiles. This flexible room enjoys views over the front of the home through the wooden shutters.

Bathroom

The fully tiled shower room in Italian porcelain has been thoughtfully designed with a Tissino suite to include a vanity wash hand basin with storage drawer and touch sensor LED mirror and shaver socket, WC and double width shower walk-in shower with rainfall shower plus hand kit. To complete the room is an electric ladder towel rail and storage cupboard.

Open-Plan Living Room and Kitchen

Located at the rear of the home is the open-plan living area providing living, dining and kitchen space. The room



boasts lovely views over the south facing rear garden and the windows have all been treated with bespoke wooden shutters.

The living area has a window overlooking the rear garden and the dining area sits adjacent to the French doors which open onto the rear patio.

The sleek kitchen boasts a high-quality finish with white silk, porcelain worktops and Franke Box sink with Quooker Flex boiling water tap and flexible pull-out hose. There is ample storage in a range of floor and eye level units with integrated Neff appliances to include microwave, washer machine/dryer, American style fridge freezer, wine cooler, hob with flexible cooking zone, extractor hood, Circotherm oven with steamer and Siemens dishwasher.

Outside

Positioned on a private cul-de-sac the bungalow offers block paved driveway parking to the front which leads to a single garage with electric roller door, lighting, water, power and personnel door and window to the rear garden. Italian porcelain tiles lead from the road and driveway to the front door and are surrounded by lawn.

The landscaped garden with Italian porcelain tiles enjoys south and westerly

facing sun. There is an area of lawn with established shrubs and a modern anthracite grey boundary fence. Further benefits include outside plug sockets. This peaceful and private space can be enjoyed all year round.

Location

Positioned in the heart of the sought after village of Gorsley, with a superb range of facilities such as post office, community hall and café all within walking distance, the bungalow lies in a peaceful cul-de-sac of just 9 properties, yet is within a few minutes' drive of the M50 motorway. The market town of Ross-on-Wye lies some 5 miles to the west, whilst the Cathedral City of Gloucester is some 9 miles away to the east. Gorsley is a village situated in the heart of the countryside of rural South Herefordshire straddling the border with Gloucestershire. The village is surrounded by woodland and overlooked by Linton Ridge and May Hill with the Malvern Hills and the Cotswolds, providing beautiful surroundings to enjoy walks and other outdoor activities. Gorsley is a friendly welcoming community with its Baptist Chapel, village hall, a primary school and nursery. There is also a public house where locals enjoy socialising and home made cuisine. The village has a bus service and good motorway links to the M50 and M5.

Material Information



Tenure: Freehold

Council tax band: E

Local Authority & rates: Herefordshire
Council - Tax Band D - £2276.90 (2025/26)

Electricity supply: Mains

Water supply: Mains, metered supply

Sewerage: Communal septic tank (£60pm
fee for the emptying of the septic tank and
maintenance of the driveway)

Heating: Vaillant air source pump and

heating system

Solar panels

Broadband speed: Basic 16 Mbps,
Superfast 80 Mbps, Ultrafast 1800 Mbps

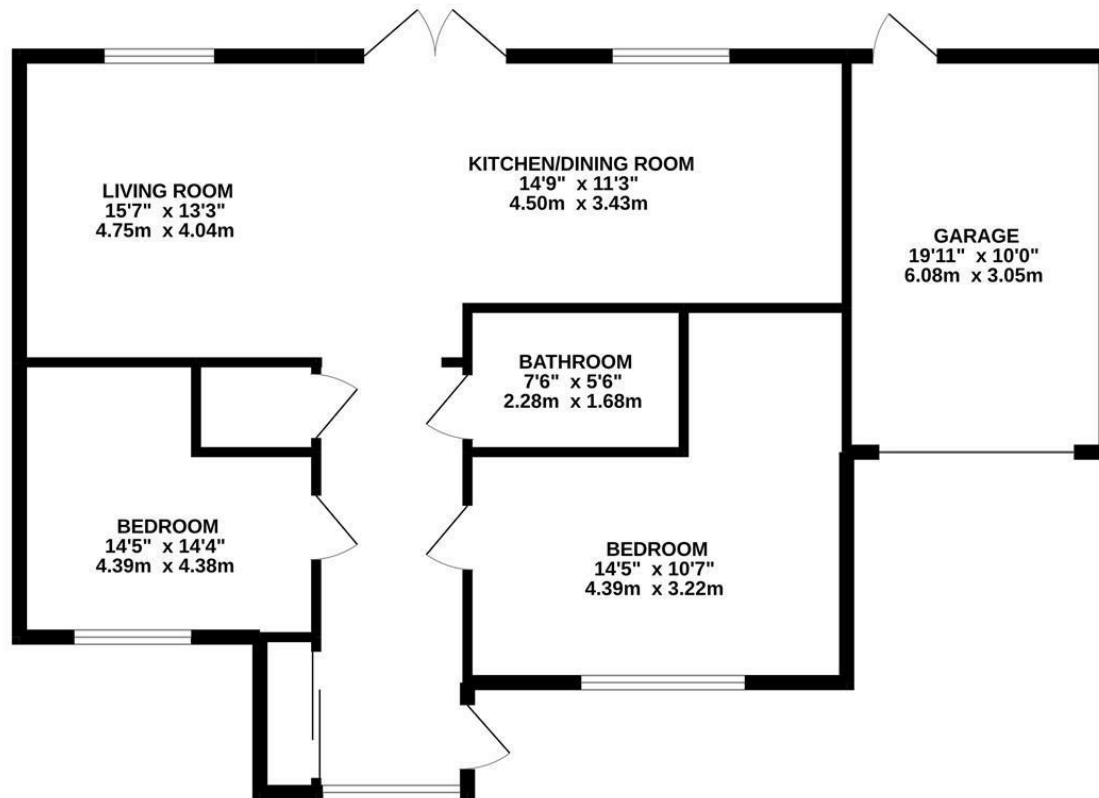
Satellite/fibre availability: BT, Sky

Mobile phone coverage: EE, Vodafone,
Three, O2

Build-Zone 10 Year New Build Guarantee
from November 2021



GROUND FLOOR



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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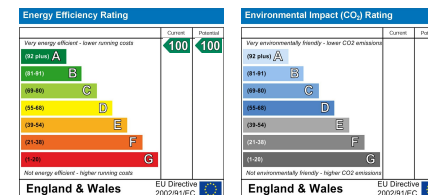
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