

Woodfield Road, Ledbury. HR8 2XJ

Superb opportunity to purchase a spacious, Four Bedroom Detached Bungalow with potential Annexe. Property offers flexibly arranged accommodation to include FIVE Reception Rooms (including Conservatory & Sun Room), Large Kitchen & separate Utility, FOUR Bedrooms and FOUR EN-SUITES. Outside the property offers Extensive Off Road Parking, Double Garage and Private Rear Garden. **MUST BE SEEN.**

Guide Price £475,000 FREEHOLD



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GUIDE PRICE: £475,000 for the FREEHOLD

A rare opportunity to acquire an individual extended **Four Bedroom, Four En-suite Detached Bungalow** in a pleasant cul de sac location. This property offers flexibly arranged accommodation that could suit a variety of requirements boasting; 5 Reception Rooms (to include Conservatory & Sun Room), Large Kitchen and separate Utility, Cloakroom and Four Bedrooms each with its own En-suite. *The property offers the potential to split the accommodation and easily create an Annexe (we have detailed this within our details)*

Outside the property offers ample off road parking for numerous vehicles, a Detached Garage plus a private Rear Garden with Woodland to rear. The property **MUST BE SEEN!**

Ledbury offers a wide range of amenities to include primary and secondary schools, restaurants and cafes, doctor's surgeries and community hospital. For those who require transport links Ledbury has a mainline railway station with direct links to Hereford, Worcester, Birmingham and London and the M50 motorway J2 is located four miles out of town.

THE ACCOMMODATION COMPRISES AS FOLLOWS (ALL DIMENSIONS APPROXIMATE):

Entrance via a UPVC part glazed front door leading to the:

Porch: with dual side aspect UPVC double glazed windows; tiled floor and downlighter to ceiling. Multi paneled door leads to:

Entrance Hall having two radiators, power points, two telephone points, Access hatch to loft space, coving to ceiling and ten downlighters. Doors from the Entrance Hall to the following rooms:

Cloakroom being fitted with a white wash hand basin with tiled splashback, Low level WC, extractor fan, radiator, downlighter and coving to ceiling.
Lounge 17'0" x 10'6"max. With front aspect UPVC

double glazed bay window; feature fireplace with fitted electric fire and Feature display shelving recess. Having coving to ceiling, radiator. TV point. Telephone point, power point and two ceiling light points.

Dining Room 12'0" x 8'0" With front aspect UPVC double glazed bay window; feature display shelving recess, radiator, laminate flooring, coving to ceiling, power points, TV point and ceiling light point.

Breakfast Kitchen 17'0" x 9'9" Being fitted with an extensive range of wooden fronted base and wall units with complimentary worktops over and 1 ½ bowl stainless steel sink unit inset. Built- in Hotpoint double oven, stainless steel 5-ring gas hob with stainless steel chimney hood over. Plumbing and waste for a dishwasher and space for tumble dryer and Fridge Freezer. The Kitchen is completed by tiled flooring, splashback tiling behind worktops, radiator,

telephone point, power points and ten downlighters to ceiling. Opening to the:

Conservatory with polycarbonate roof, UPVC double glazed windows and double glazed door providing access to the Rear Garden. The room is completed by tiled flooring, radiator, power points and two wall light points.

Utility Room being fitted with a base unit with single bowl sink inset to worktop. Space and provision for an automatic washing machine, wall unit, power points, extractor fan and ceiling light point

Bedroom One 15'1" x 11'4" with front aspect UPVC double glazed window and built in wardrobe. Having a radiator, telephone point, power points, ceiling light point and feature glass block wall. Door to the:



En-Suite Bathroom fitted with a white suite comprising; panel sided bath, low level WC, wash hand basin and shower cubicle with tiling and shower within. The room is completed by extractor fan, radiator, coving to ceiling and ceiling light point.



Bedroom Three 12'0" x 9'0" with side aspect UPVC double glazed window and built-in wardrobes with sliding mirrored doors. Room is completed by radiator, telephone point, power points, laminate flooring, ceiling light point and door to the: **Airing cupboard** containing the *Glowworm* gas fired central heating boiler and immersion tank. Door from Bedroom also leads to the:



En-Suite Shower Room with rear aspect UPVC double glazed window. Fitted white suite comprising; wash hand basin, low level WC and corner shower cubicle with tiling and shower within. The room is completed by radiator, extractor fan and ceiling light point.

Bedroom Four 12'0" x 9'0" with side aspect UPVC double glazed window; radiator, telephone point, power points, ceiling light point and coving to ceiling.



En-Suite Bathroom With rear aspect UPVC double glazed window; fitted white suite comprising; corner

bath with shower over, wash hand basin and low level WC. The room is completed by radiator, extractor fan, ceiling light point and coving to ceiling.

POTENTIAL ANNEXE ACCOMMODATION.

Sitting Room 16'3" x 11'6" with rear aspect UPVC double glazed patio doors; feature fireplace with fitted coal effect electric fire, dado rail, coving, radiator, power points, TV point, Telephone point and ceiling light point. Patio doors provide access to:

Sun Room 10'9" x 7'9" with UPVC double glazed windows and double glazed doors to the Rear Garden. Room has a radiator, power points, wall light point and door to:



Bedroom Two 14'5" x 10'3" with rear aspect UPVC double glazed window, feature glass block wall, radiator, power points, telephone point and ceiling light point, Door to the:



En-Suite Bathroom fitted with a white suite comprising: low level WC, wash hand basin, panel sided spa bath and separate shower cubicle with shower and tiling within. The En-suite is completed by ladder style radiator, extractor fan and ceiling light point.

OUTSIDE/GARDENS

The property is set back from Woodfield Road behind a Lawned Foregarden with shrubbery and fencing to boundaries. Adjacent to the Foregarden is an extensive driveway providing ample off road parking for numerous cars and providing access to the front door. Double Gates lead to an additional driveway to the side of the property providing further off road parking and access to the Rear Garden and to the:



Detached Double Garage with side aspect Window and pedestrian door, remote controlled roller garage door, power and lighting within, mezzanine floor and velux window.



Rear Garden offering a private space with woodland to rear and briefly comprising; patio area with lawn beyond, well established planting plus; two timber garden sheds. To the Rear of the garden there is a small bridge over a stream leading to the afore mentioned woodland area (*This area can be utilised by the owner*)



TENURE This is understood to be **FREEHOLD**

VIEWING Strictly via **KIMBERLEY'S ESTATE AGENTS.**
TEL: (01531) 635151

SERVICES Mains Electricity, Water & Drainage & Gas

TELEPHONE LINE Subject to B.T. connection regulations

VACANT POSSESSION UPON COMPLETION OF PURCHASE

N.B. Room sizes stated are approx. and measured wall to wall. If you require measurements for carpets or other purposes, you must measure the **RELEVANT** areas.

AGENTS NOTE 1 We endeavour to ensure the accuracy of property details produced. We have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically stated within the sales particulars. A potential buyer is advised to check the availability of a property before embarking on any journey to see a property.

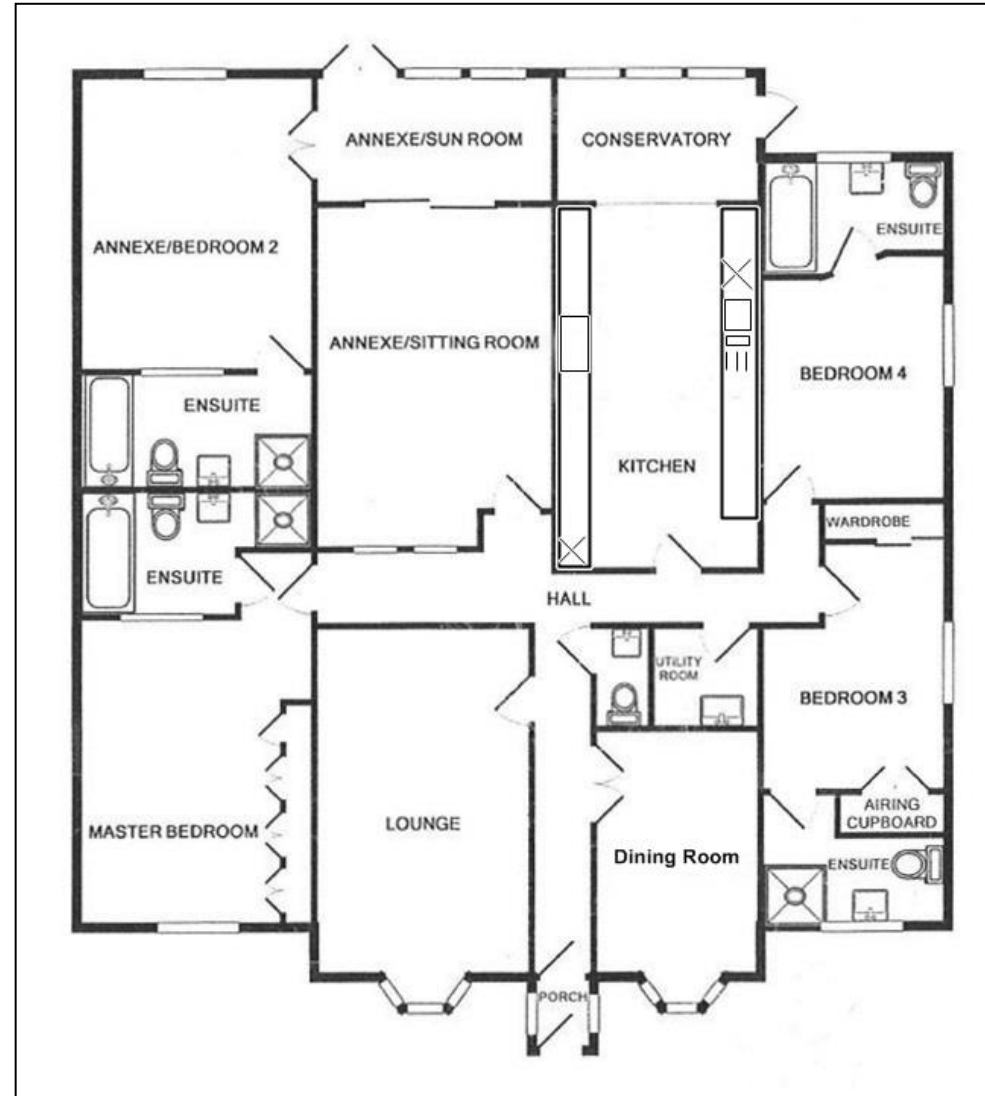
Bedroom 2 En-suite



Bedroom 4 En-Suite



FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY



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