



10 Noden Drive  
, Lea, HR9 7NB

**£635,000**





Welcome to your dream home on the edge of Lea, nestled at the end of a serene cul-de-sac. This stunning four bedroom residence boasts a perfect blend of comfort, elegance and natural beauty. Once inside, the lounge features a wood burner and patio doors that open onto a picturesque Patio ideal for alfresco dining while soaking in the evening sunsets to the west. If you need a quiet space to work or unwind this versatile snug can also be used as an office, snug or a fifth bedroom. Prepare culinary delights in the well appointed kitchen, including not one but two larder cupboards for ample storage. Cook with ease using the range induction stove and enjoy the convenience of a built-in microwave and dishwasher, plus the American fridge freezer which is included which ensures you have plenty of space for all your groceries. French doors from the kitchen and formal dining room lead to a delightful sunroom boasting of breathtaking views of the rolling hills complete with air-conditioning and heating for all year round comfort. There are four generously size bedrooms all with ceiling fans, the principle bedroom includes an ensuite. Say goodbye to lugging laundry up and downstairs, the dedicated laundry room has a washer dryer which will be included, simplifying your chores. A pull down ladder leads to a semi boarded attic with lighting giving more storage space. Do not miss out on the opportunity to make this exquisite property your own, schedule a viewing today and prepare to fall in love with your new home\*\*CHAIN FREE\*\*







### The Situation

Lea offers a good range of amenities to include a shop/post office, public house, church and primary school with a more comprehensive range of facilities to be found in the market towns of Ross-on-Wye and Newent approximately 4 miles and 6 miles respectively.

### Entrance Hall

Living Room  
17'5 13'11 (5.31m 4.24m)

Kitchen  
19'8 x 5'11 (5.99m x 1.80m)

Dining Room  
13'11 x 9'7 (4.24m x 2.92m)

Snug/Study  
10'9 x 7'6 (3.28m x 2.29m)

Master Bedroom  
14'7 x 9'11 (4.45m x 3.02m)

### Ensuite

Bedroom 2  
13'0 x 11'3 (3.96m x 3.43m)

Bedroom 3  
11'4 x 9'3 (3.45m x 2.82m)

Bedroom 4  
9'11 x 8'5 (3.02m x 2.57m)

### Bathroom

### OUTSIDE

The front of the property has block paved double width driveway with parking for two vehicles. This in turn provides access to:

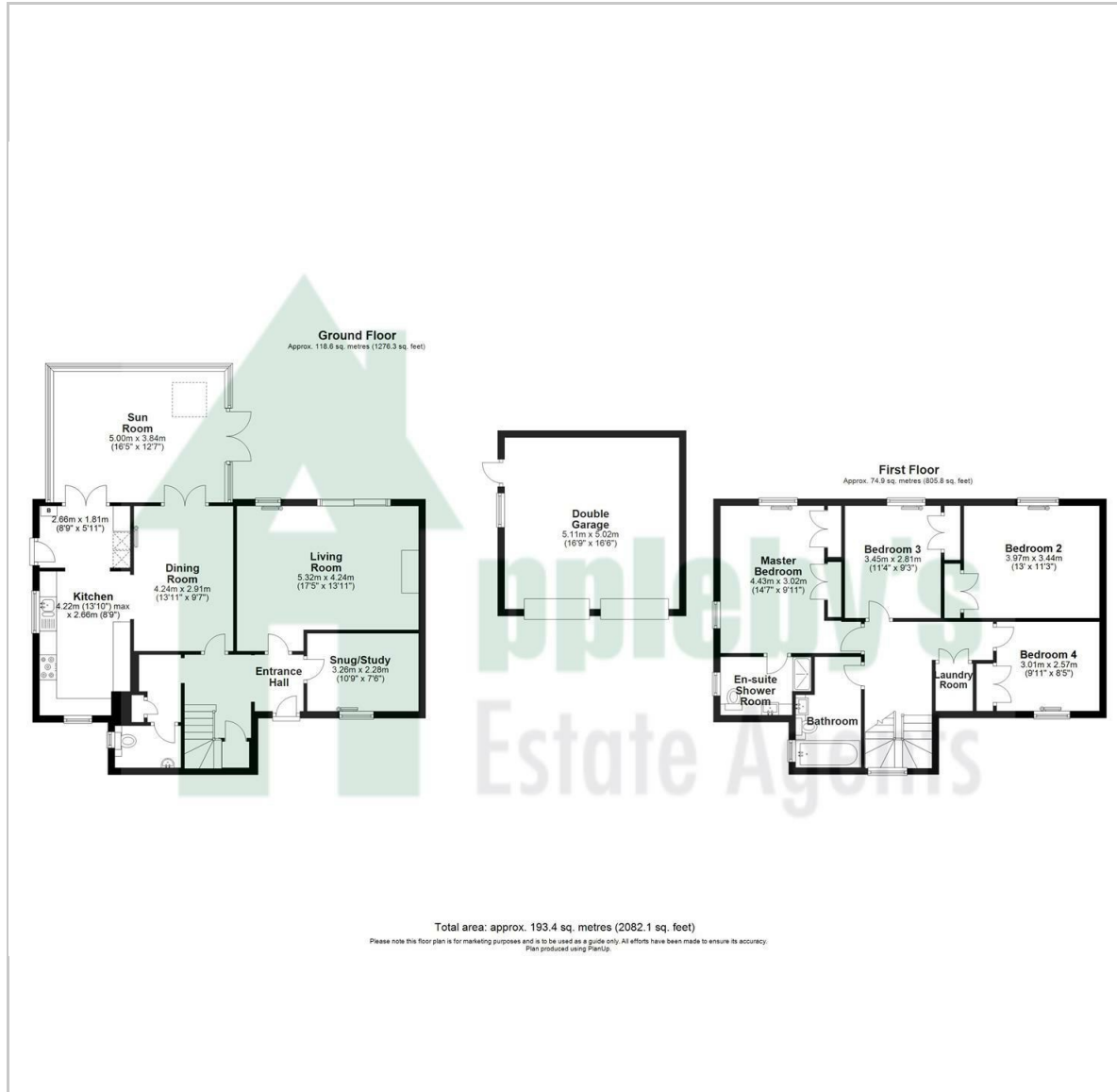
Outside the garden is laid mainly with grass to front and rear, with west and south views which back onto fields and features beautiful countryside views. The property also boasts a Double Garage: 16'9 x 16'6" (5'11 m x 5.02m)

### Services

Mains drainage and oil central heating  
Herefordshire County Council tax band F

Tenure  
Freehold

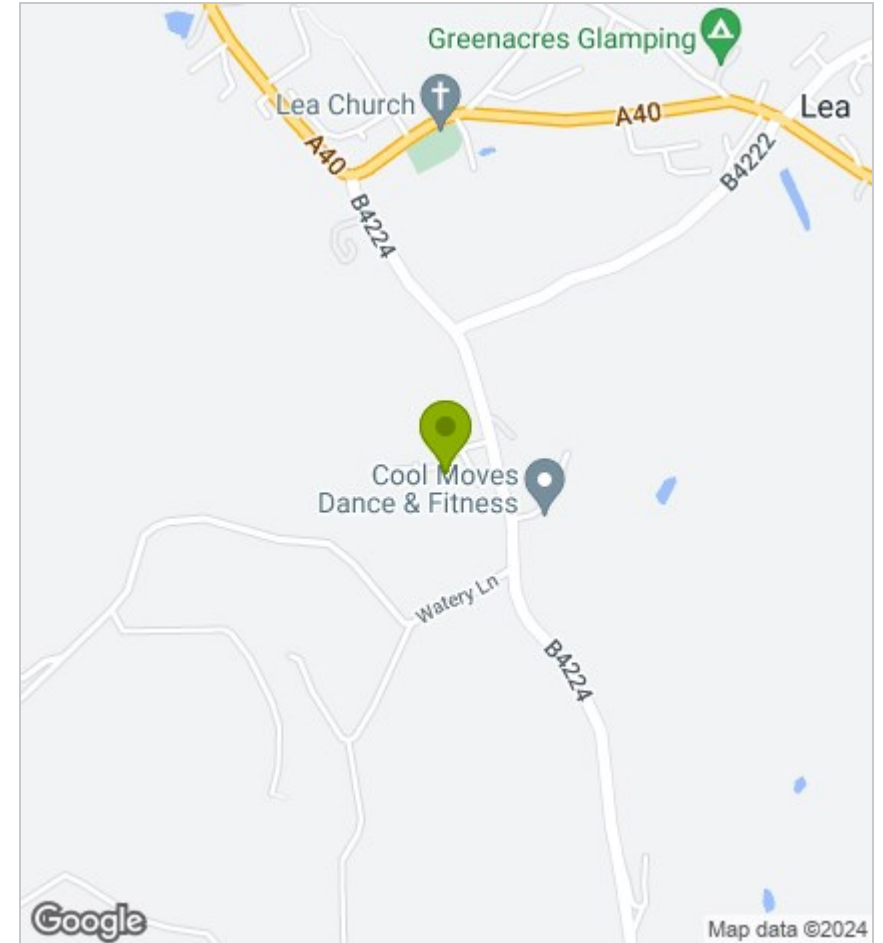
## Floor Plan



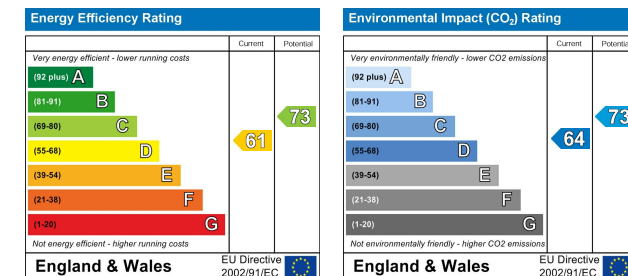
## Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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