

Ferndale House Lovers Walk
Gorsley, Ross-on-Wye HR9 7SJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers In Excess Of £799,950

A 2,400 SQ FT FOUR BEDROOM DETACHED BRAND NEW FAMILY HOME situated in a SELECT DEVELOPMENT OF TWO PROPERTIES in a LOVELY SEMI-RURAL LOCATION in the POPULAR VILLAGE OF GORSLEY. The property has ECO CREDENTIALS to include SOLAR PANELS and AIR SOURCE HEAT PUMP; HIGH QUALITY FITTINGS THROUGHOUT, LARGE GARDENS, LARGE DETACHED GARAGE with ANCILLARY ACCOMMODATION OVER.

Gorsley offers amenities to include a Post Office / shop with coffee house, 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.



Entrance via fully glazed aluminium front door into:

ENTRANCE HALL
Door to under stairs storage, feature vaulted ceiling, inset spot lighting, door into:

CLOAKROOM
5'0 x 3'2 (1.52m x 0.97m)
WC, vanity wash hand basin with cupboards below, extractor fan, spot lighting, side aspect frosted window.

LOUNGE
15'0 x 13'8 (4.57m x 4.17m)
Media wall fittings, herringbone flooring, large front aspect windows.

STUDY
7'0 x 6'5 (2.13m x 1.96m)
Spot lighting, side aspect window.

UTILITY
7'0 x 5'0 (2.13m x 1.52m)
Stainless steel single drainer sink unit with mixer tap, base units, space for washing machine and further appliance, laminate worktops, double glazed side door.

KITCHEN
16'0 x 12'4 (4.88m x 3.76m)
Range of base and wall mounted units, Corian worktops and splashbacks, one and a half bowl single drainer sink unit, with Quooker tap over, integrated appliances to include, wine fridge, refuse drawer, AEG dishwasher, AEG induction hob with extractor fan over, AEG double oven, fridge / freezer, under unit lighting, inset spot lighting, rear aspect window, USB power points, herringbone flooring, continue through to:

DINING ROOM / FAMILY ROOM
22'9 x 15'0 narrowing to 12'8 (6.93m x 4.57m narrowing to 3.86m)
Media wall fittings, inset spot lighting, herringbone flooring, front aspect window, rear aspect bifold doors to the gardens.

FROM THE ENTRANCE HALL, A TURING STAIRCASE LEADS TO THE FIRST FLOOR LANDING.

LANDING
Feature glass balustrade, opaque windows, double radiator.













MASTER BEDROOM
14'5 x 13'8 (4.39m x 4.17m)
Built-in 'his' and 'hers' wardrobes, media wall fittings, double radiator, full height front aspect window, door to:

EN-SUITE
7'5 x 6'0 (2.26m x 1.83m)
Walk-in double shower cubicle with inset overhead and detachable shower system, vanity wash hand basin with mixer tap and cupboards below, mirror light, WC, chrome heated towel rail, herringbone flooring, spot lighting, extractor fan, side aspect frosted window.

BEDROOM 2
16'5 x 12'5 (5.00m x 3.78m)
Built-in double wardrobe, double radiator, media wall fittings, rear aspect window with lovely views towards Kempley woods.

BEDROOM 3
14'3 x 12'5 (4.34m x 3.78m)
Built-in double wardrobe, double radiator, media wall fittings, access to roof space, rear aspect window with views towards Kempley woods.

BEDROOM 4
12'9 x 10'2 (3.89m x 3.10m)
Additional recess housing built-in double wardrobe, double radiator, media wall fittings, front aspect window.

BATHROOM
10'0 x 7'4 (3.05m x 2.24m)
Walk-in double shower cubicle with inset overhead and detachable shower system, bath tub with gold coloured mixer tap and shower head, WC, vanity wash hand basin with gold coloured mixer tap and cupboards below, mirror with light, herringbone flooring, tiled splashbacks, inset spot lighting, extractor fan, gold coloured heated towel rail, side aspect frosted window.

OUTSIDE
To the front of the property there is a gravelled parking and turning area, which in turn provides access to a block-paved parking area situated in front of a detached double garage for several vehicles, along with additional block-paved parking accommodating up to four vehicles and a generously sized bed prepared for planting. Side access to both sides of the property leading to the rear garden. The rear features a porcelain-paved patio area with outdoor lighting and a water tap, as well as the air source heat pump. The garden is mainly laid to lawn and includes a mature Copper Beech tree, all enclosed by wooden fencing.

GARAGE
23'4 x 15'3 (7.11m x 4.65m)
Via up and over doors. From the garage, access to rear hall way with alternate external pedestrian side door.

CLOAKROOM
5'5 x 3'3 (1.65m x 0.99m)
WC.

OFFICE
14'1 x 7'6 (4.29m x 2.29m)
Rear aspect window.

LIVING AREA
15' x 11'2 (4.57m x 3.40m)
Accessed from an external staircase to first floor. Living area with fitted kitchen and Velux roof lights.

BEDROOM
11'3 x 10'6 (3.43m x 3.20m)
Rear aspect Velux rooflight. Door to:

EN-SUITE SHOWER ROOM
7'4 x 4' (2.24m x 1.22m)

SERVICES
Mains water and electricity, treatment plant, air source heat pump.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water - 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, turning left into Quarry Lane. Take the left hand lane after a short distance into Lovers Lane, where the property can be located at the end 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).

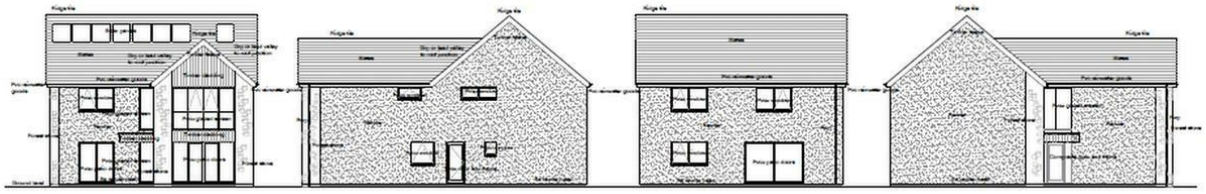
AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.







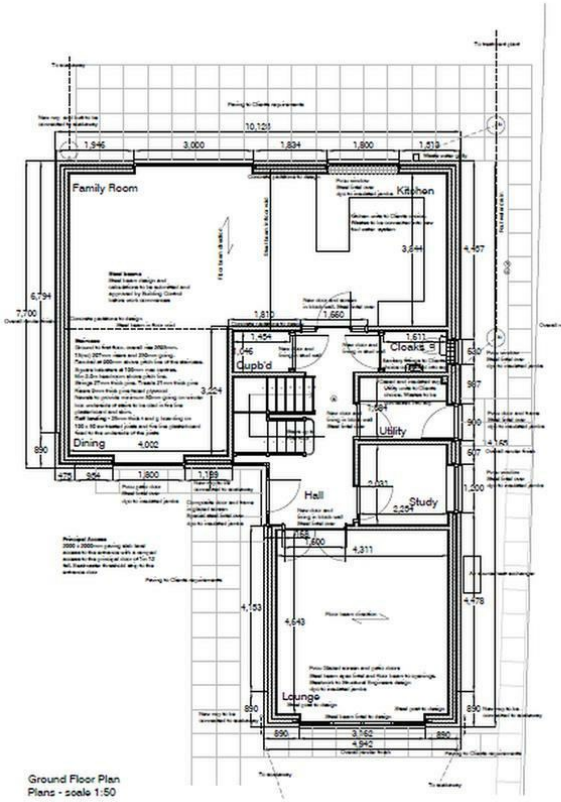


Front Elevation
Elevations scale 1:100

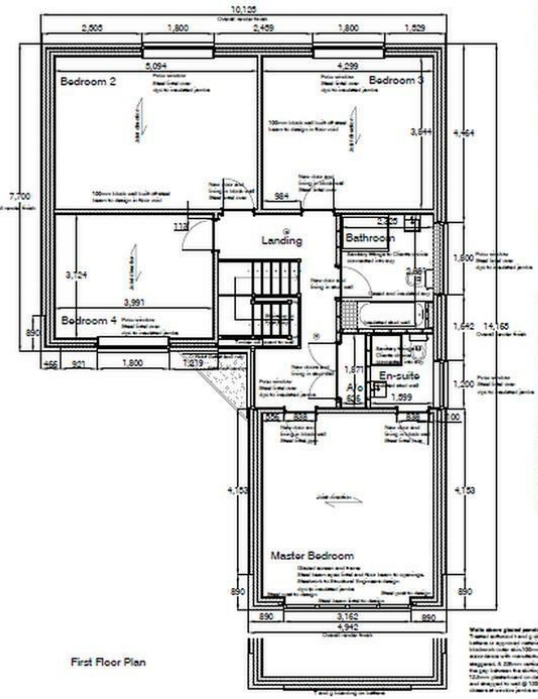
Side Elevation

Rear Elevation

Side Elevation

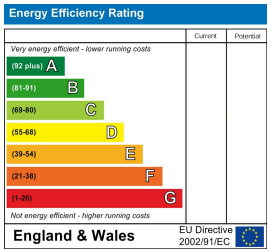


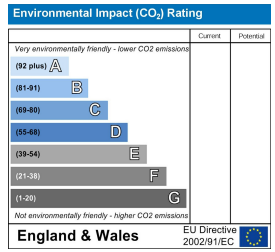
Ground Floor Plan
Plans - scale 1:50



First Floor Plan







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.

