



**A DECEPTIVELY SPACIOUS 4 BEDROOMED DETACHED DORMER BUNGALOW IN A MUCH SOUGHT AFTER LOCATION CLOSE TO THE TOWN CENTRE BENEFITING FROM GAS FIRED CENTRAL HEATING, DOUBLE AND SECONDARY GLAZING, WITH 2 RECEPTION ROOMS, REFITTED KITCHEN, BATHROOM AND SEPARATE SHOWER ROOM, MATURE PRIVATE GARDEN, SINGLE GARAGE AND DRIVEWAY PARKING**

**NO CHAIN**

**EPC: D**

## Appledown – Guide Price: £470,000

11 Horse Lane Orchard, Ledbury, Herefordshire HR8 1PP

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# Applledown

## Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

## Property Description

An individual detached dormer bungalow very conveniently located in a much sought after residential location close to Ledbury town centre.

The deceptively spacious accommodation is well presented and has many fine features including attractive internal oak doors. It benefits from gas fired central heating, partial double glazing and extensive secondary glazing.

It is arranged with an enclosed entrance porch, reception hall, through sitting room with dining area, a refitted kitchen, separate dining room, rear lobby, shower room with WC, two bedrooms and a bathroom with WC. On the first floor there are two further bedrooms which could be used as a study if required.

Outside there is an established mature garden which is enclosed and private to the rear. A driveway provides off road parking and there is an attached single garage.

## ACCOMMODATION:

### Enclosed Entrance Porch

With half glazed front door. Tiled floor. Multi-pane door to hall.

### Reception Hall

With built-in double cupboard with hanging rail and shelving. Double radiator. Coving. Stairs to first floor.

### Sitting Room with Dining Area 8.31m (26ft 10in) max. x 3.72m (12ft) max.

Having a feature fireplace with coal effect gas fire. Inset alcove shelving. Large archway. TV point. Two double and one single radiators. Window to front with secondary glazing. Double glazed double doors to rear garden.

### Kitchen 3.61m (11ft 8in) max. x 3.10m (10ft) max.

Refitted with a range of contemporary units comprising an inset stainless steel sink with drawers under. Further drawer packs. Pull-out cupboard. Corner carousel unit. Wall mounted cupboards. Peninsular bar. Work surfaces with tiled surrounds. Fitted shelving. Built-in double oven. Built-in microwave. Fitted 4-ring gas hob with canopy hood over. Telephone point. Double radiator. Stone effect flooring. Window to side. Double glazed door to garden.

### Dining Room 4.18m (13ft 6in) x 3.07m (9ft 11in)

With double radiator. Coving. Window to rear with secondary glazing. Further double glazed window to side with outlook over garden.







#### **Rear Lobby 2.45m (7ft 11in) max. x 1.29m (4ft 2in)**

With built-in open-fronted cupboard. Wall mounted Worcester gas fired boiler. Stone effect flooring. Half glazed door to side.

#### **Shower Room**

Fitted with a tiled shower cubicle, wash basin with tiled splash back and a WC. Extractor fan. Wall mounted electric fan heater. Stone effect flooring. Window to side.

#### **Bedroom 1 4.75m (15ft 4in) max. into bay x 3.13m (10ft 1in) max.**

With three fitted double wardrobes. Double radiator. Coving. Walk-in bay to front with secondary glazed window.

#### **Bedroom 2 3.49m (11ft 3in) max. into door recess x 3.13m (10ft 1in) max.**

Having a built-in cupboard with hanging rail and shelving. Single radiator. Coving. Window to rear with secondary glazing.

#### **Bathroom**

Refitted with a panelled bath with hand held shower attachment and tiled surrounds, inset wash basin, vanity top with cupboards under and a low level WC. Chrome ladder radiator. Coving. Window to rear with secondary glazing.

#### **Small Landing**

#### **Bedroom 3 3.46m (11ft 2in) x 2.45m (7ft 11in) plus recess**

Having a recess with fitted hanging rail. Double radiator. Access door to eaves storage space. Sloping ceiling. Double glazed Velux roof window to rear.

#### **Bedroom 4/Study 3.46m (11ft 2in) max. x 2.79m (9ft)**

With double radiator. Access to eaves storage space. Sloping ceiling. Double glazed Velux roof window to rear.

#### **Outside**

To the front of the property there is a paved terrace with established plants and shrubs.

A driveway provides off road parking and gives access to an attached single GARAGE (17'10 x 8'6) with remote control garage door, electric light and power and a personal door to side. There is also a useful utility area with a fitted sink unit and plumbing for washing machine.

A gated pathway to the side of the bungalow leads to an enclosed and private rear garden which is pleasantly arranged with a large terrace, feature stone walling and steps leading up to a further top terrace. The garden is well stocked with mature plants, trees and shrubs.

There are outside lights and a useful large lean-to store to the side with light, power and doors to front and rear.

#### **Services**

We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

#### **Tenure**

We are advised (subject to legal confirmation) that the property is Freehold.

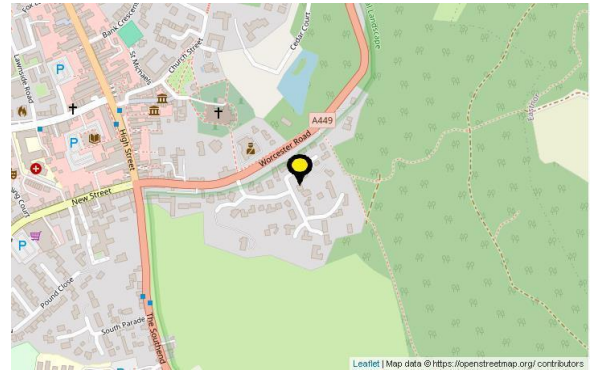


### Directions

From the Agent's Ledbury Office proceed straight over the traffic lights onto the Worcester Road and after a short distance turn right into Horse Lane Orchard. Follow the road around to the left and when reaching the 'T' junction Appledown will be facing you.

### Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)



### General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

### Council Tax

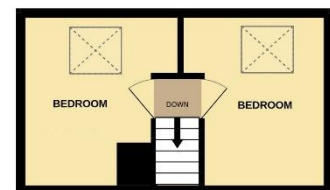
Band E

### EPC

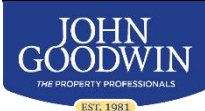
The EPC rating for this property is D (58)



GROUND FLOOR  
1261 sq.ft. (117.2 sq.m.) approx.



1ST FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



**Ledbury Office**  
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#### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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