



Sciberras

Gorsley, Ross-On-Wye HR9 7SJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Sciberras

Guide Price £650,000

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A FULLY RENOVATED and HIGHLY VERSATILE FOUR-BEDROOM HOME SET OVER TWO LEVELS, offering LIFT ACCESS, GENEROUS LIVING SPACE and a BEAUTIFUL GARDEN BACKING ONTO WOODLAND. PERFECTLY SUITED TO MULTI-GENERATIONAL LIVING OR THOSE SEEKING ACCESSIBLE, FLEXIBLE ACCOMMODATION, the property combines MODERN DESIGN WITH PRACTICAL FEATURES, INCLUDING a LARGE OPEN-PLAN KITCHEN / DINING SPACE, AMPLE PARKING and NO ONWARD CHAIN.

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.



Enter the property via composite double glazed door with frosted side panel into:

ENTRANCE HALL

Engineered wooden flooring, double radiator, inset spotlighting, thermostat control, access to roof space, door to storage cupboard.

LIVING ROOM

26'9 x 13'3 (8.15m x 4.04m)

Engineered wooden flooring, cast iron log burner with slate hearth, wooden mantle over, two double radiators, access to lower ground floor, wall light fittings, two front aspect windows. Glazed wooden door into:

KITCHEN / DINING / FAMILY ROOM

32'7 x 11'5 (9.93m x 3.48m)

Alternatively accessed from the entrance hallway. The kitchen comprises of a range of base and wall mounted units with composite worktops and splashbacks, one and a half bowl Belfast sink unit with mixer tap, integrated appliances to include double oven, fridge / freezer, larder cupboard, dishwasher, four ring hob with extractor fan over, breakfast bar area, inset spotlighting, two double radiators, three rear aspect windows offering a pleasant outlook, engineered wood flooring, over stairs storage cupboard, stairs down to the lower ground floor.

MASTER BEDROOM

21'7 x 12'0 (6.58m x 3.66m)

The master bedroom was formerly two bedrooms. There are built-in double wardrobes, double and single radiator, USB power points, wall light fittings, TV point, front aspect window, rear aspect full height window, glazed door to patio and gardens.

BEDROOM 4 / STUDY

10'0 x 7'5 (3.05m x 2.26m)

Double radiator, inset spotlighting, front aspect window.

SHOWER ROOM

7'7 x 5'3 (2.31m x 1.60m)

Re-fitted to comprise walk-in double shower cubicle accessed via sliding glazed screen with built-in overhead and detachable shower system, WC, vanity wash hand basin with mixer tap, cupboards below, mirrored medicine cabinet with light, shaver point, extractor fan, under floor heating, chrome heated towel rail, tiled flooring, rear aspect frosted window.





CLOAKROOM

8'0 x 2'9 (2.44m x 0.84m)

WC, wash hand basin with mixer tap, tiled flooring, spotlighting, extractor fan, rear aspect frosted window.

FROM THE GROUND FLOOR, STEPS LEAD DOWN TO:

CONSERVATORY

20'5 x 8'7 (6.22m x 2.62m)

Brick and UPVC double glazed construction with blue tinted glass roof with fitted retractable electric roof blinds, tiled floor, wall light fittings, side door to the gardens, rear aspect French doors to patio and garden areas, offering lovely outlook over gardens and neighbouring wooded area.

FROM THE KITCHEN / DINING / FAMILY ROOM, STAIRS LEAD TO LOWER GROUND FLOOR.

BEDROOM 2

11'2 x 9'5 (3.40m x 2.87m)

Built-in double wardrobe, double radiator, front aspect window.

BEDROOM 3

11'1 x 7'9 (3.38m x 2.36m)

Additional built-in under stairs walk-in wardrobe, double radiator, rear aspect window. Glazed wooden door into:

HALLWAY

Double glazed front door leading to driveway, tiled flooring, storage unit having consumer unit, radiator, spotlighting. Door to:

SHOWER ROOM

7'7 x 5'3 (2.31m x 1.60m)

Corner shower cubicle accessed via sliding glazed screen with inset detachable overhead shower system, WC, vanity wash hand basin, mixer tap, shaver point, extractor fan, spotlighting, mirror with light, heated towel rail, tiled floor.

UTILITY ROOM

25'1 x 5'5 (7.65m x 1.65m)

Wooden front door leading to the driveway, tap, base and wall mounted units with laminated worktops and splashbacks, single drainer sink unit, plumbing for washing machine, space for tumble dryer, tiled flooring, spotlighting, opening through to:

LIFT AREA

9'6 x 4'4 (2.90m x 1.32m)

Harmony disability lift with maximum load of 280kg which is capable of seating one and standing a further person, spotlighting. Door to:

PLANT ROOM

Housing the Mitsubishi water tank and solar boost controls.

OUTSIDE

A driveway provides off road parking for at least four vehicles with side access to the back gardens. Steps lead to the front door with canopy area. The front garden is laid to lawn with mature beds surrounding planted with shrubs and bushes. There is an air source heat pump to the side. A pathway leads around the other side of the property to the rear where the gardens briefly comprise patio and decked seating areas, lawns, ornamental pond and water feature, outside power points, mature planted borders, gravelled seating area, mature hedge and fence boundary, backing onto woodland, outside tap, storage shed with power.

SERVICES

Mains water and electricity, septic tank, air source heat pump.

AGENT'S NOTE

The property benefits from having its own solar panels which bring in an annual income of over £1,000.

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: E
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 passing through Kilcot to Gorsley. Turn left into Quarry Lane, where the property can be located down on the left hand side as marked by our 'For Sale' board.

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PROPERTY SURVEYS

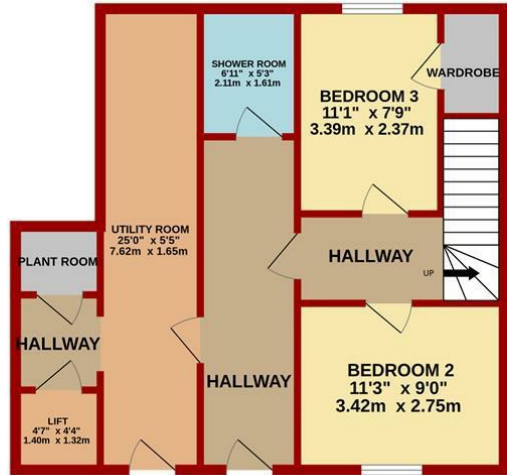
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

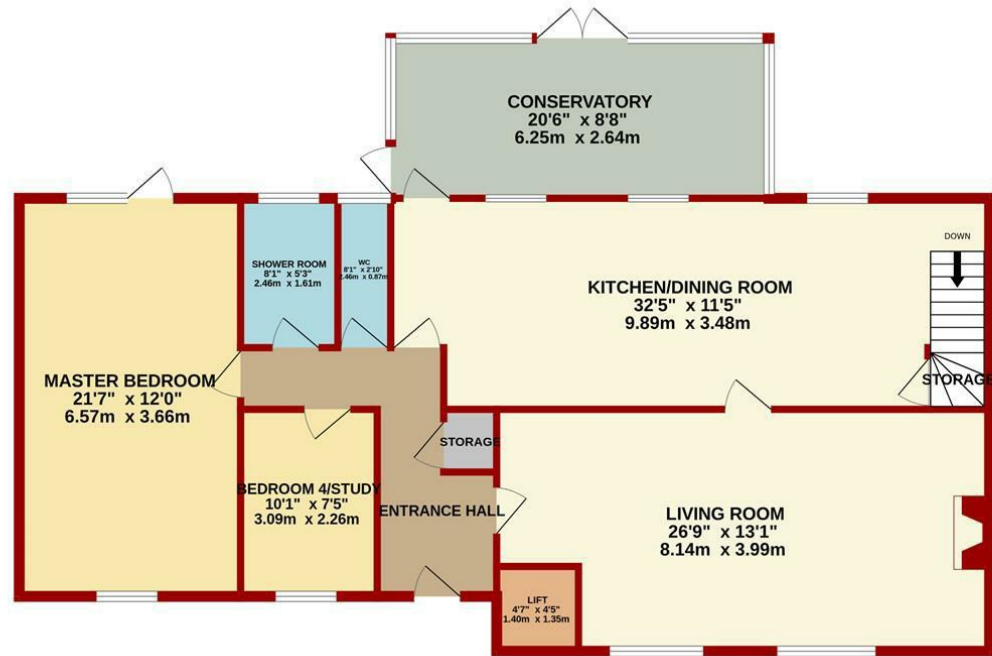
These details are yet to be approved by the vendor. Please contact the office for verified details.



BASEMENT
608 sq.ft. (56.5 sq.m.) approx.



GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (185.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales





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