



LEDBURY

Guide price **£350,000**



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# 21 HERRICK VALE

Ledbury, Herefordshire HR8 2GR



Contemporary living in Ledbury  
Spacious garden perfect for families  
Modern design meets everyday convenience

Situated in the desirable area of Ledbury, this new build boasts a contemporary red brick exterior, with ample natural light filtering through numerous windows. Inside, you'll find a well-designed layout that includes a welcoming hallway leading to comfortable reception rooms. The ground floor flows seamlessly into an open-plan kitchen and dining area, perfect for casual dining and entertaining, while direct access to the garden enhances indoor-outdoor living. The bedrooms are bright and airy, with the master bedroom providing ample space for a large bed and furnishings. The two bathrooms feature modern fixtures, one with a bathtub for relaxation and the other with a shower for convenience. Outside, the garden offers a lawned area with a simple patio, ideal for enjoying warm days, and a side driveway leading to a garage adds practical parking solutions. This home is perfect for families seeking a quiet yet welcoming community.



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### KEY FEATURES

- Three bedrooms, two bathrooms
- Spacious living and dining areas
- Modern kitchen with integrated appliances
- Peaceful cul-de-sac location
- Generous garden with patio space
- Side driveway leading to garage



# STEP INSIDE



Upon entering this well-appointed home, you are greeted by a bright hallway leading to expansive living spaces.

The living room, designed for comfort, is perfect for relaxation or casual entertainment, with windows inviting natural light.

The kitchen and dining area are a standout feature, boasting modern cabinetry and integrated appliances that are ideal for both home cooking and socialising. The open layout creates a warm, inviting environment for mealtimes and gatherings. The direct access to the garden makes these spaces feel interconnected, allowing for easy flow to outdoor activities.

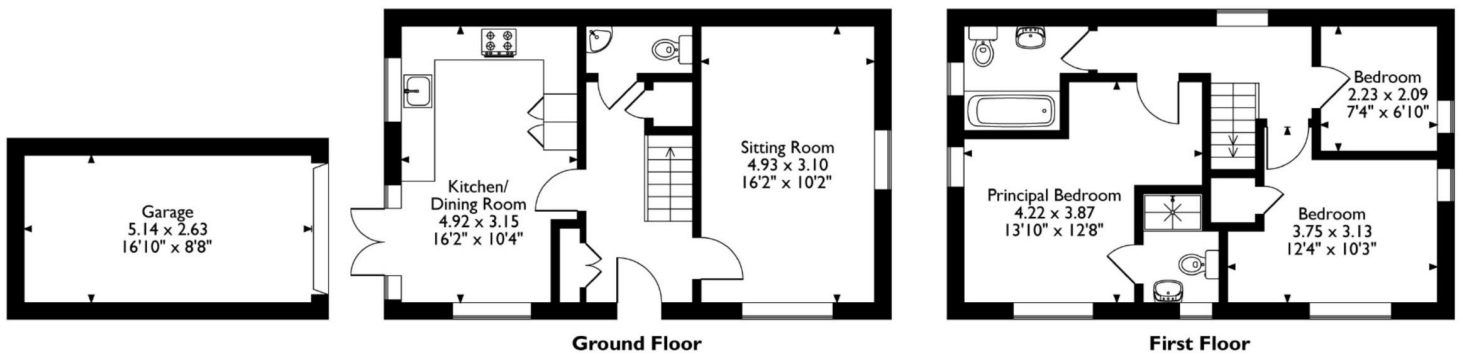
21, Street: Herrick Vale, Ledbury, Herefordshire

Approximate Gross Internal Area

Main House = 84 Sq M/904 Sq Ft

Garage = 14 Sq M/151 Sq Ft

Total = 98 Sq M/1055 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The master bedroom, spacious enough for a large bed and additional furnishings, offers a comfortable retreat.

Two well-appointed bathrooms enhance day-to-day living, combining style and functionality with sleek contemporary designs.

The additional bedrooms provide flexibility for family needs, home offices, or guest accommodation.

This thoughtfully designed home is ideal for modern family life.

# STEP OUTSIDE



The exterior of this contemporary property is characterized by its red brick facade and sloped roof, creating a modern yet classic appeal. The garden is predominantly lawned, providing a versatile outdoor space perfect for children to play or for gardening enthusiasts. A simple patio area awaits, offering a pleasant spot for al fresco dining or enjoying a morning coffee. The fenced perimeter ensures privacy and security, making it a peaceful place to unwind. The neat front garden adds to the overall charm of the property, complemented by a side driveway that leads to a garage for additional storage or parking. Located in a quiet cul-de-sac, this home offers an ideal environment for families seeking tranquillity while remaining close to local amenities.

## INFORMATION

Postcode: HR8 2GR

Tenure: Freehold

Tax Band: D

Heating: Gas

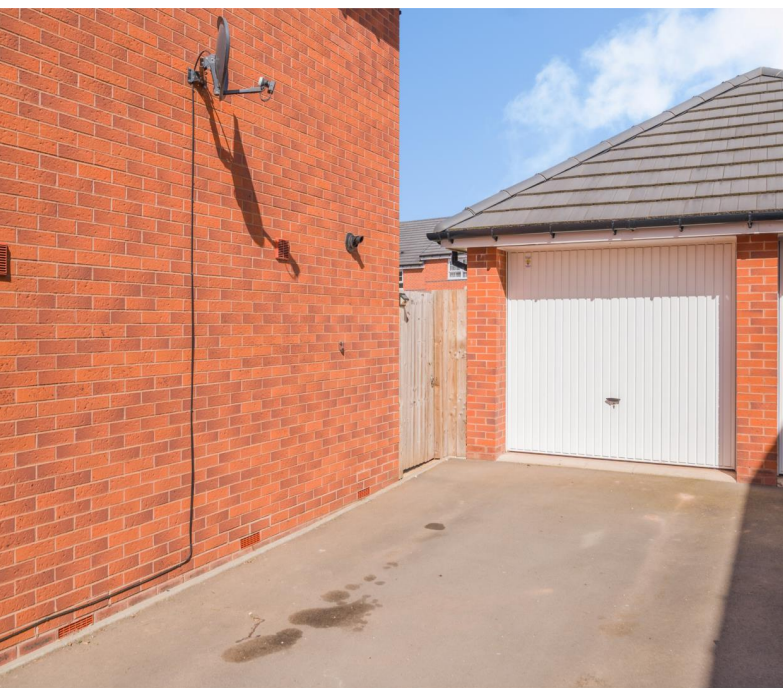
Drainage: Mains

EPC: B



## DIRECTIONS

What3words: fault.plastic.skies



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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