

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 33 Kipling Road, HR8 2GU

Guide Price **£330,000**

A Modern Well Presented Detached House On a Popular Residential Estate Within Easy Access Of Ledbury Town Centre. Benefitting From Three Bedrooms - Principal En Suite - Spacious Sitting Room And Dining Kitchen With Enclosed Rear Garden, Separate Garage and Off Road Parking. EPC - B

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**



Regulated by

**RICS**

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London





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.

Situated on the popular Hawkrise estate in Ledbury, this modern and well-presented detached home offers stylish and comfortable living within easy reach of the town centre. The property opens into a welcoming entrance hallway with useful storage, leading through to a bright dual-aspect sitting room featuring windows to the front and side, creating a light and airy space ideal for relaxation. To the rear, the contemporary kitchen diner is fitted with a range of modern units and integrated appliances, with ample space for dining and French doors opening directly onto the garden, making it perfect for both everyday living and entertaining. A convenient ground floor cloakroom completes the accommodation on this level.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious dual-aspect principal bedroom with its own en suite shower room. A further double bedroom and a generous single bedroom provide flexible accommodation for families, guests, or home working. The family bathroom is fitted with a modern white suite.

Externally, the property enjoys a larger-than-average enclosed rear garden, mainly laid to lawn with a paved patio area ideal for outdoor dining, along with fenced boundaries and gated side access. To the front, there is an attractive garden with mature planting and a paved pathway leading to the entrance. A tandem tarmac driveway provides off-road parking for multiple vehicles and leads to a separate garage with power and lighting, offering excellent storage or workshop potential.





**Entrance Hallway** - Composite front door into an entrance hall way with ceiling light point. Useful double coat cupboard. Under stairs storage cupboard. Radiator. Wood effect vinyl flooring.

**Sitting Room** - A bright, dual aspect room with windows to the front and side aspect. Two ceiling light pendants. Two radiators. Carpet. TV point.

**Kitchen Diner** - A modern kitchen with a range of wall and base units with a wood effect laminate work top with inset stainless steel sink and draining unit. Inset four ring gas hob with a tiled backsplash and over head extractor fan. Eye level electric oven. Space for fridge freezer and washing machine. Four spot down lights. feature pendant lighting. Double glazed windows to the front and rear aspect with French doors opening onto the rear garden. Wood effect vinyl flooring. Radiator. Space for dining table.

**Cloakroom** - With ceiling light point. Extractor fan. Low level toilet. Corner sink with a tiled backsplash and chrome mixer tap. Tile effect vinyl flooring.

**First Floor Landing** - With double glazed window to the rear aspect. Carpet. Ceiling light point. Radiator.



**Bedroom One** - A dual aspect principal bedroom with ceiling light point. Double glazed windows to the front and side aspect. Radiator. Carpet. Door into...

**En Suite** - A white suite with opaque glazed window to the front aspect. Walk in shower cubicle with electric 'Mira' power shower and a tiled surround. Ceramic sink with chrome mixer tap and a tiled back splash. Low level toilet. Three spot down lights. Extractor fan. Shaving point. Wood effect vinyl flooring.

**Bedroom Two** - A further double bedroom with ceiling light point. Dual aspect with double glazed windows to the front and side. Useful over stair storage cupboard. Radiator. Carpet.

**Bedroom Three** - With ceiling light point. Double glazed window to the side aspect. Radiator. Carpet.

**Family Bathroom** - With opaque glazed window to the side aspect. Panel bath with a tiled surround. Low level toilet. Ceramic sink with chrome mixer tap and a tiled back splash. Wood effect vinyl flooring. Extractor fan. Radiator.

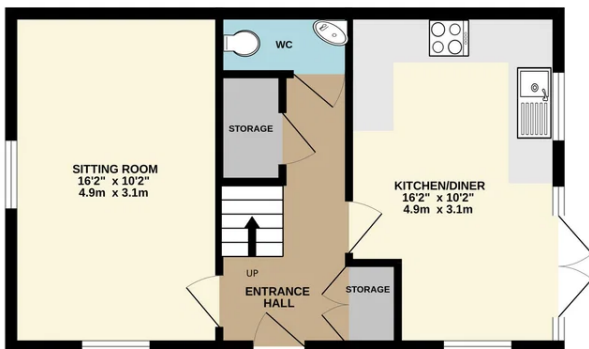
**Garden and Outside** - A paved patio before a larger than average garden primarily laid to lawn with fenced borders and gated side access and external water tap.

A tarmac tandem driveway for multiple vehicles in front of a separate garage with canopy door, power and electricity supply with an internal partition.

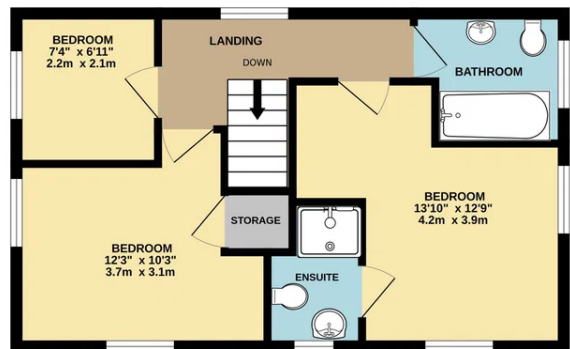
To the front of the property is a paved path with a mature and well stocked border and area laid to lawn with box hedging and storm porch above the front door.



GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions** - From the agents Ledbury Office turn right and proceed to the end of New Street. At the traffic island take the first exit on the left and at the following island turn right into Kipling Road. Continue along the road, passing the green space and children's play area on your left hand side. Continue up the road, where the property can shortly be found on the left.

**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.

**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.

**Viewing** - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

**Council Tax** - COUNCIL TAX BAND: D

The **EPC** rating for this property is B (84)