



WALFORD

Guide price **£460,000**



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13 PRIORY LEA

Walford, Ross-on-Wye, Herefordshire HR9 5RT



Family-friendly modern home in Walford, Ross-on-Wye
Spacious living areas connect to the garden
Stylish kitchen with island perfect for gatherings

This modern detached house in Walford, Ross-on-Wye, combines contemporary design with welcoming spaces. Boasting three comfortable bedrooms and two well-appointed bathrooms, it is ideal for family living. The stylish exterior showcases a blend of red and darker brick accents, complemented by a driveway designed to accommodate multiple vehicles and a storage for added convenience.

Inside, the layout offers a bright and airy atmosphere, with generous living areas featuring large doors that open to the outdoor garden, seamlessly blending indoor and outdoor living. The kitchen is particularly noteworthy, equipped with dark cabinetry and a wood-finished worktop, alongside an island that provides additional workspace and seating. The two modern bathrooms enhance the home's practical appeal, ensuring comfort for family and guests alike.

Situated in a serene area, the property offers a delightful garden with grassy space and a patio, catering not only to relaxation but also to playful activities. This home is perfect for those seeking a modern lifestyle with family-friendly amenities



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KEY FEATURES

- Modern detached house with 3 bedrooms
- Spacious, bright living areas
- Well-equipped kitchen with island
- Garden with patio
- Convenient driveway and garage
- Ideal for family living and entertaining



STEP INSIDE



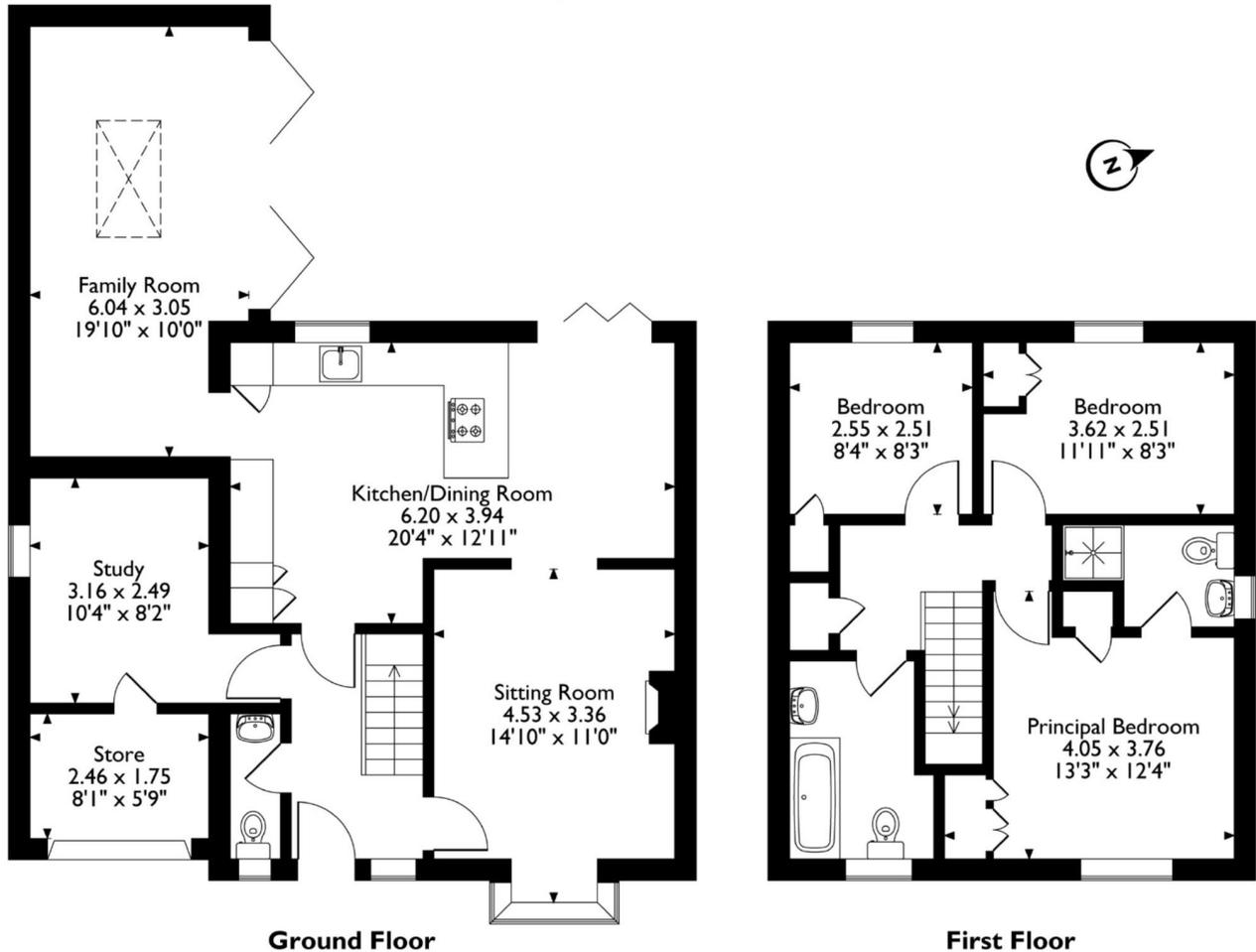
Upon entering, you are greeted by a bright hallway leading to the heart of the home.

The spacious kitchen is designed with functionality in mind, inspiring family meals and casual entertaining. It features dark cabinetry, a striking wood-finish worktop, and a island that acts as a focal point for gatherings.

The kitchen flows easily into the dining and living areas, creating an inviting space for both daily living and special occasions.

Each of the three bedrooms has large windows that bathe the rooms in natural light.

Approximate Gross Internal Area 124 Sq M/1334 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 bathrooms highlight modern design elements, with one featuring a shower and the other a relaxing bathtub, both enhanced with contemporary fixtures and elegant tiling.

A designated leisure area within the home provides flexibility, suitable for games or casual gatherings, making the interior layout ideal for both relaxation and entertainment.

This home perfectly balances style and practicality, making it a wonderful choice for family living.

STEP OUTSIDE



The exterior of the property boasts a contemporary brick faade accented with a mix of red and darker tones, providing visual interest. A driveway allows for easy access and parking for several vehicles, while the adjoining garage door adds further convenience and storage options. The entrance is highlighted by a stylish front door with glass panels, creating a welcoming first impression.

The garden space features a grassy area, perfect for children's play or outdoor activities. A patio invites opportunities for al fresco dining or enjoying the pleasant surroundings. The overall outdoor setting encourages both relaxation and recreation, making this property a delightful haven for families.

AGENT'S NOTE:

We are advised by the vendors that the wood-burning stove and hot tub are not included in the sale.

INFORMATION

Postcode: HR9 5RT
Tenure: Freehold
Tax Band: E
Heating: Oil
Drainage: Mains
EPC: D





DIRECTIONS

What3words: requested.lovely.relieves



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 80 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (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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