



ROSS-ON-WYE

Guide price **£475,000**



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20 BEAMHOUSE DRIVE

Ross-on-Wye, Herefordshire HR9 7GR



Modern family living in Ross-on-Wye
Spacious, well-designed home perfect for
growing families

This modern detached home in Ross-on-Wye is set across three storeys and offers five well-proportioned bedrooms and three bathrooms, making it ideal for family life. The brick exterior gives it a smart, clean look, and the large windows fill the house with natural light.

Inside, there's a bright and spacious reception room that works beautifully for family get-togethers or hosting friends. The kitchen/diner is a great size, perfect for family meals or entertaining, and benefits from a convenient utility room just off the kitchen. Two of the first-floor bedrooms come with their own ensuites, while the remaining bedrooms are generously sized, including one that would make a perfect nursery or home office. The neutral décor, with soft carpets and white walls, keeps the home feeling bright, fresh, and easy to personalise.

Outside, the garden offers a good mix of lawn and patio, providing space to relax, let the kids play, or enjoy a sunny afternoon. There's also a double garage, which makes off-road parking simple. The home sits in a peaceful residential area, within walking distance to local amenities, schools, and the beautiful Herefordshire countryside - perfect if you want convenience without giving up a sense of calm.



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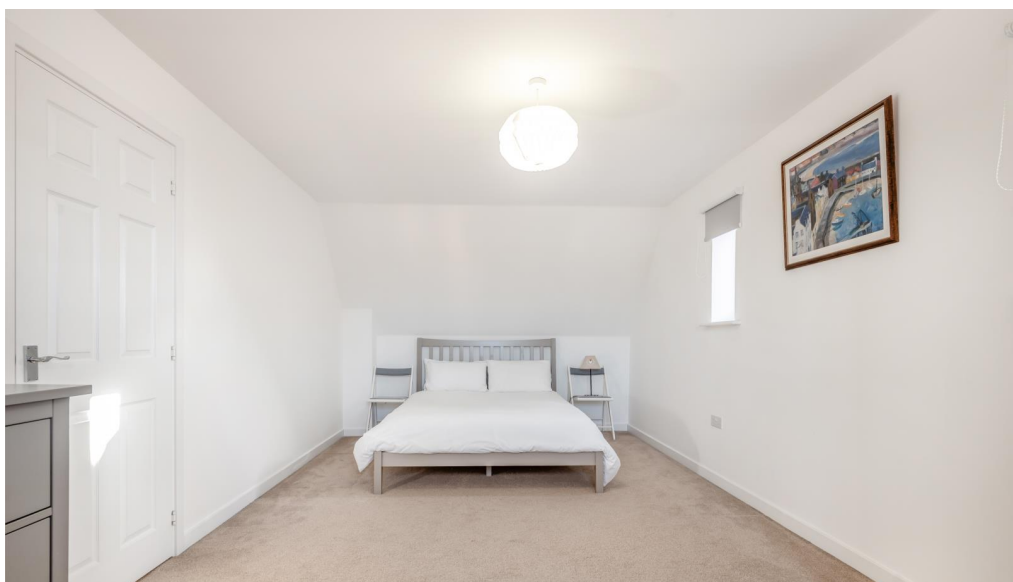


KEY FEATURES

- Contemporary detached home with 5 bedrooms, including 2 with ensembles
- Bright, spacious interior across three floors, featuring a large kitchen/diner ideal for family meals or entertaining
- Utility room off the kitchen for added convenience
- Garden with lawn and patio for outdoor living
- Convenient off-road parking and double garage
- Walking distance to town centre, local amenities, and Herefordshire countryside



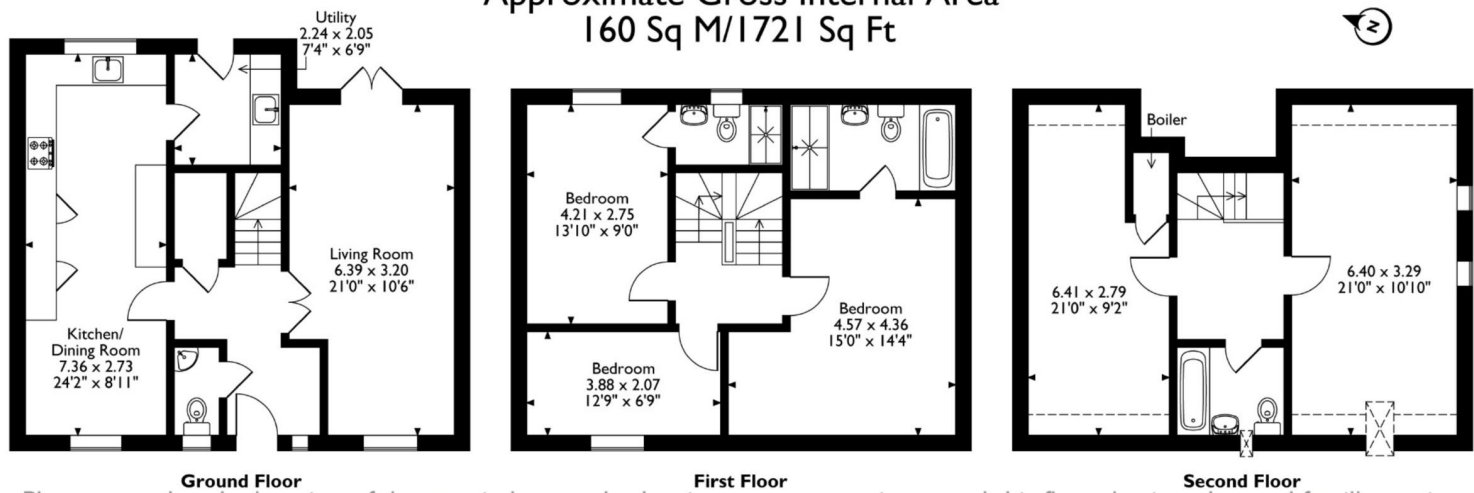
STEP INSIDE



When you walk in, the first thing you notice is how bright and open the main living space feels. It's a welcoming area where family life naturally unfolds.

The kitchen/diner is particularly impressive, offering ample space for casual dining or hosting dinner parties, with the utility room conveniently positioned for practical day-to-day use.

Approximate Gross Internal Area
160 Sq M/1721 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.

Two of the first-floor bedrooms have their own ensuites, providing added privacy and convenience.

The remaining bedrooms are generous in size, with one ideal as a nursery or home office.

Bathrooms are fitted with modern fixtures, including a main bathroom with a full-size tub - perfect for relaxing at the end of the day.

Neutral carpets and white walls keep everything cohesive and easy to personalise, while thoughtfully placed ceiling lights create a warm, inviting atmosphere.

STEP OUTSIDE



The exterior has a distinctive three-storey silhouette with well-placed windows that help the home feel light and airy.

The garden is a delightful combination of lawn and patio, perfect for outdoor dining, morning coffees, or simply enjoying fresh air.

The double garage and driveway provide convenient off-street parking for residents or visitors.

Situated in a friendly residential area, the home balances community and privacy, with the brick frontage completing its modern, attractive look.

INFORMATION

Postcode: HR9 7GR

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C



DIRECTIONS

What3words: acting.initiates.captions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	75	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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