



ROSS-ON-WYE

Guide price **£290,000**



4 DRAGONOON ROAD

Ross-on-Wye, Herefordshire HR9 7YR



Enjoy modern living in this stunning new bungalow
Private garden perfect for relaxation.
Light-filled interiors in a convenient location

This newly built two-bedroom bungalow offers a contemporary lifestyle close to the heart of Ross-on-Wye, a market town known for its rich history and beautiful scenery. The property features a single reception room that flows seamlessly into the kitchen, creating an inviting space for both relaxation and entertainment. Natural light fills the home, adding warmth to the stylish interior. The garden, which is well-maintained and enclosed by wooden fencing, provides a private outdoor retreat, ideal for enjoying the fresh air. Conveniently situated near local amenities and transport links, this bungalow offers the perfect blend of comfort and practicality for a range of lifestyles.



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KEY FEATURES

- Newly built modern bungalow
- Two light-filled bedrooms
- Spacious reception room
- Enclosed private garden
- Paved patio area for entertaining
- Close to local amenities and transport



STEP INSIDE

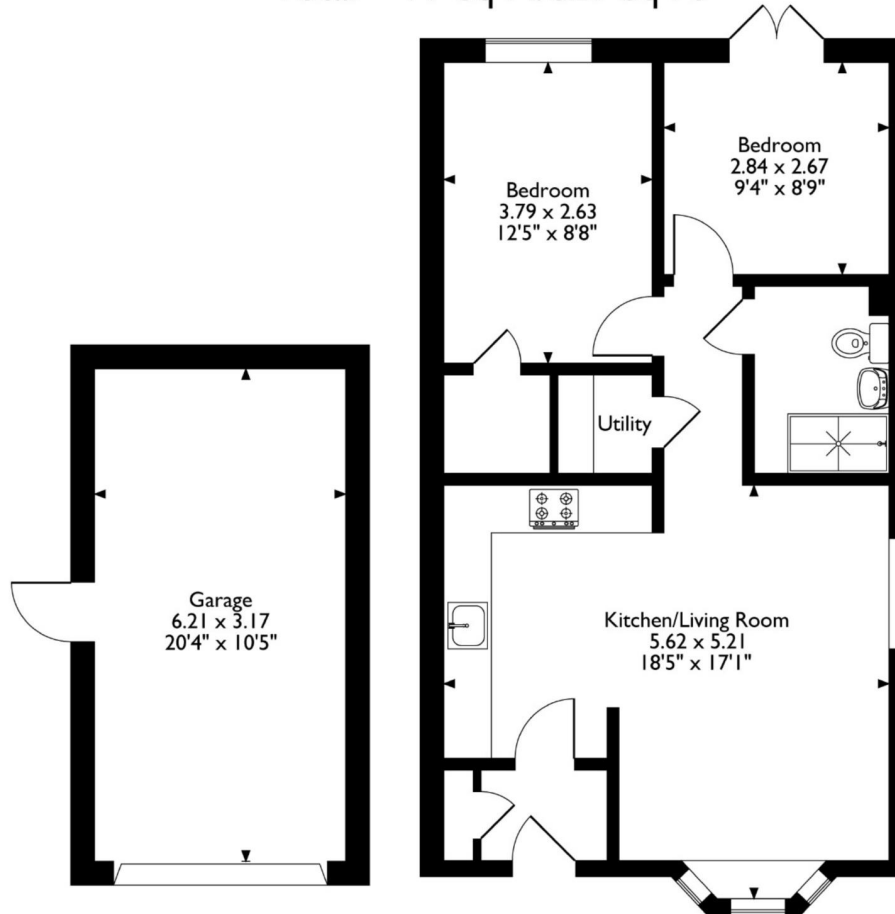


Inside, the bungalow boasts a spacious and welcoming layout.

The open reception room serves as an ideal spot for comfortable furnishings and social gatherings, seamlessly connecting to the modern kitchen equipped with essential worktops and appliances.

Both bedrooms are thoughtfully designed to maximise space and light, making them perfect for restful nights.

Approximate Gross Internal Area
Main House = 57 Sq M/614 Sq Ft
Garage = 20 Sq M/215 Sq Ft
Total = 77 Sq M/829 Sq Ft



Ground Floor

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 well-appointed bathroom features contemporary fixtures and is conveniently located to serve both bedrooms.

The overall design prioritises functionality and ease of living, catering to those seeking a low-maintenance lifestyle.

STEP OUTSIDE



The outside area of the property is an attractive feature with a grassy garden framed by secure wooden fencing, ensuring privacy. A gentle slope leads from the lower lawn area to a charming paved patio, constructed from durable stone tiles and situated conveniently next to the house. This outdoor space is perfect for alfresco dining or simply unwinding in the sun. The garden is easily maintainable, making it an ideal spot for relaxation and outdoor activities. While neighbouring homes can be seen, the setting is tidy and appealing, contributing positively to the overall atmosphere of the area.

INFORMATION

Postcode: HR9 7YR
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

What3words: Flashing.deeper.stated



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	82	96
(81-91)	B		
(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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