

Bronte Drive, Ledbury HR8 2FZ

Spacious and extended Four Bedroom Detached House offering; Two Reception Rooms, Dining Kitchen and Cloakroom. Upstairs offers Four Bedrooms, Family Bathroom and Ensuite to the main Bedroom. Benefiting from Gas central heating, South/West facing landscaped Rear garden, off road parking and a Single Garage.

Guide Price: £385,000 FREEHOLD



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We are delighted to offer for sale this spacious & extended four Bedroom Detached House benefiting from gas fired central heating, UPVC double glazing, South/West facing landscaped rear Garden, off road parking and a single Garage.

The property briefly comprises a Two Reception Rooms, Dining Kitchen, Cloakroom, Family Bathroom and Ensuite to Main Bedroom.

Ledbury offers a good range of traditional shops plus Supermarkets and recreational facilities to include Swimming Baths (with Gym), Theatre, and Library etc. and for those who need to commute Ledbury has a Main Line Railway Station. Additionally Junction 2 of the M50 Motorway is approximately 5 miles distant at Redmarley D'Abitot.

To aid your understanding & appreciation these details incorporate “**Layout Sketch Plans**”.

ACCOMMODATION COMPRISES AS FOLLOWS

(all dimensions stated are approximate)

Entrance having three downlighters and part double glazed door leads to the:

Entrance Hall having tiled flooring, radiator, power point, central heating thermostat, smoke detector, ceiling light point with staircase leading to first floor and doors lead off the hall to the following rooms.

Cloakroom 5' 0" x 2' 7" with front aspect UPVC double glazed obscure window and being fitted with a White low level closed coupled W.C and pedestal wash hand basin. Room is completed by half height splashback tiling, vinyl flooring, chrome towel/radiator, wall mounted consumer unit and a ceiling light point.

Lounge 15'8" x 10'0" with front aspect UPVC

double glazed bow window & fitted blinds; Gas fire place, two radiators, power points, telephone point, T.V. point, coving, ceiling light point and double bi-fold doors lead to the:

Second Reception Room 10'0" x 9'9" with rear aspect UPVC double glazed window with fitted blinds and side aspect UPVC double glazed French doors leading to the Rear Garden; Having laminate flooring, radiator, power points and ceiling light point.

Dining Kitchen 16'3"max. & 9'9"min. x 15'9"max. & 7'2"min. with rear aspect UPVC double glazed window with fitted blinds and UPVC part double glazed door leads to the Rear Garden. The Kitchen is fitted with a range of Cream base and wall units with quality laminate worktops over



and inset 1 ½ bowl stainless steel sink with mixer tap over and an inset Indesit hob with extractor hood over and stainless steel splashback plus splashback tiling. Tall unit housing the hotpoint electric oven and microwave plus Integrated beko washing machine and Kenwood dishwasher. Kitchen is completed by; Space for a fridge freezer, quality vinyl flooring, two radiators, power points, understairs storage and two spot light fittings to ceiling.

Staircase from Entrance hall leads to the:

Landing with rear aspect UPVC double glazed window with fitted blinds, smoke detector, ceiling light point and doors lead from Landing to the following rooms:

Bedroom One 10'11" x 8'9" with front aspect

UPVC double glazed window with fitted blinds; radiator, power points, ceiling light point, fitted double wardrobes and door to:

En-suite 6'8" x 4'0" with side aspect UPVC double glazed obscure window with fitted blinds and fitted white suite comprising: Walk in shower cubicle with mixer shower over, full height wet walling within and sliding glass door. Concealed W.C. & wash hand basin inset to vanity unit with mirror over having a shaver point. The room is completed by; Vinyl flooring, wet walling to important areas, black towel/radiator and downlighter to ceiling.

Bedroom Two 10'1" x 9'0" with front aspect UPVC double glazed window with fitted blinds; radiator, power points, ceiling light point and built-in double wardrobes with hanging rail and shelving within plus a wall mounted Ideal Atlantic gas fired central heating combi boiler.

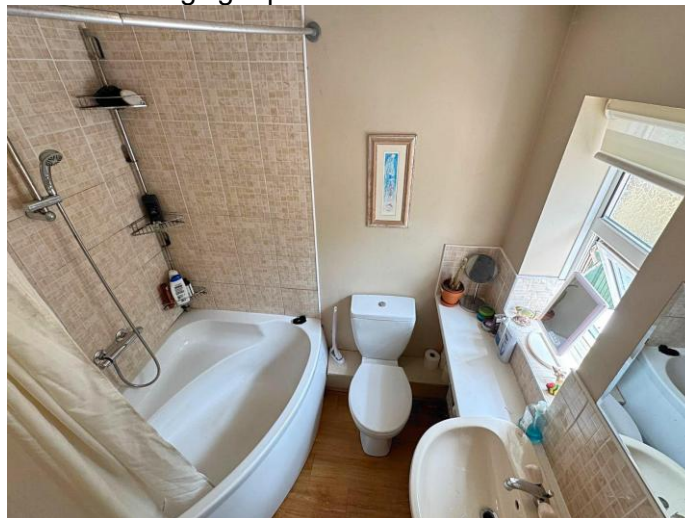


Bedroom Three 9'10" max. x 9'8" max. with rear aspect UPVC double glazed window with fitted blinds; laminate flooring, radiator, power points, ceiling light point and fitted wardrobes.

Bedroom Four 7'0" x 6'5" with side aspect UPVC

double glazed obscure window with fitted blinds; radiator, power points and ceiling light point.

Bathroom 6'8" x 5'7" with rear aspect UPVC double glazed obscure window with fitted blinds and fitted suite comprising: low level closed coupled W.C, wash hand basin inset to vanity unit, panelled sided corner bath with mixer shower and full height tiling to Bath area. The room is completed by; Laminate flooring, radiator, shaver point, extractor fan and ceiling light point.



OUTSIDE/GARDENS

The property is located off Bronte Drive having a block paved driveway, two steps lead to the Front Door and adjacent to the Foregarden there is a shared tarmacadam drive which leads to the rear parking area, side gate leads to the rear Garden and drive leads to the:

Garage 17'3" max. x 8'7" max. Having an electric roller shutter door, power points, three strip lights to ceiling, storage to pitched roof area and side aspect door leads out to the:

South/West facing Rear Garden Offering a good sized patio area perfect for sitting out and

entertaining, outside tap, wall light and two steps lead down to the good sized decking area having a lawned area to the side, rear gate leads to the drive and fencing to boundaries. **Overall the property deserves your early interest.:**



SERVICES Mains Electricity, Gas, Water and Drainage

VACANT POSSESSION UPON COMPLETION OF THE PURCHASE

TELEPHONE LINE Subject to B.T. transfer regulations.

VIEWING Strictly via **KIMBERLEYS**
Tel: 01531 635151

AGENTS NOTE 2 Carpets / floor coverings are included . Other items or fittings e.g. curtains, curtain tracks, blinds or appliances other than items fitted and specified within these particulars are excluded unless negotiated for.

N.B. All room sizes stated are approx. and are measured wall to wall. If you require measurements for carpets or for any other

*purpose, we recommend that you measure the **RELEVANT** areas independently.*

REGULATORY NOTES: Successful offeror/s are required to pay for anti money laundering checks conducted by a 3rd party (credas) these are charged at £30 Excluding VAT per applicant. They will also be required to produce identification & residency documentation, together with proof of funds in order to satisfy our clients that the PURCHASER complies with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be requested from us request. Meanwhile, KIMBERLEY'S have made every effort to ensure that our measurements and details/particulars are accurate, but, prospective purchaser/s/tenant/s must satisfy themselves as to the accuracy of the information we provide. No information with regard to planning / building regulations compliance, or of the structural integrity, tenure, services or appliances has been verified by ourselves; therefore prospective purchaser/s/tenant/s need to validate any of these matters prior to offering and making a formal intention to purchase or lease any property, or enter into a contract.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

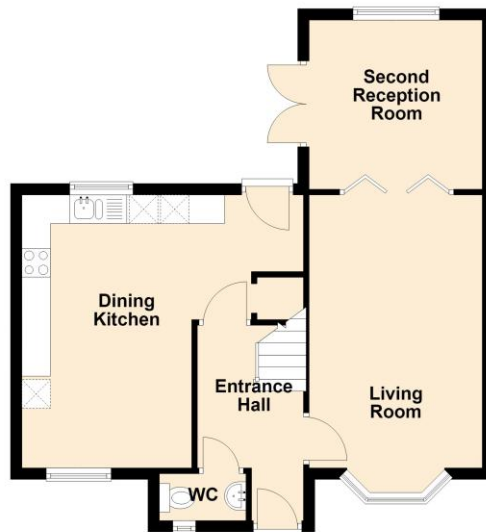
Kimberley's Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Any buyer is advised to obtain verification from their Solicitor or Surveyor; and references to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, thus any buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars; however they may be available by separate negotiation. Buyers must check the

availability of any property and make an appointment to view before embarking on any journey to see a property.



SITE PLAN AND FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Ground Floor
Approx. 50.5 sq. metres (543.4 sq. feet)



First Floor
Approx. 53.6 sq. metres (577.4 sq. feet)



Total area: approx. 104.1 sq. metres (1120.8 sq. feet)



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