



A detached four-bedroom property, attractively presented and well-situated on the Deer Park estate, within easy reach of Ledbury town centre. The accommodation comprises two reception rooms, a fitted kitchen, downstairs WC, four bedrooms and a shower room. Externally, the property benefits from a separate garage together with generous, established front and rear gardens. EPC - C

23 Shepherds Close - Guide Price £399,000

Ledbury, Herefordshire, HR8 2XF



23 Shepherds Close

Location & Description

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.

Property Description

A well-appointed four bedroom detached family home in a sought-after location on the popular Deer Park estate, just a short distance from Ledbury town centre

Situated within the Deer Park development, this attractive four-bedroom detached property offers spacious and versatile accommodation ideal for modern family living. Benefiting from a convenient location close to Ledbury town centre, local amenities, schools, and transport links.

Internally, the accommodation briefly comprises:

A welcoming entrance hallway leading to two generous reception rooms, offering flexible space for both formal entertaining and relaxed family time.

A well-proportioned kitchen with ample storage. Downstairs WC.

Upstairs are four double bedrooms, ideal for family life, guests, or home working

A well appointed shower room, fitted with a contemporary suite and offering a bright, clean finish.

Externally, the property enjoys mature front and rear gardens, providing attractive outdoor space for entertaining or relaxing.

A separate garage offers secure parking or storage, with recently fitted electric door and felt roof, with additional driveway parking available.

Further benefits include gas central heating and UPVC double glazing throughout.

This is an opportunity to acquire a well-maintained family home in a prime residential location. An early viewing is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Hallway

An obscure glass double glazed window and door unit leading into an entrance hall with radiator. Ceiling light point. Wood effect laminate flooring. Useful coat cupboard with Consumer unit. Staircase leading to the first floor.

Sitting Room 6.76m (21ft 10in) x 3.54m (11ft 5in)

Double glazed to the front aspect with a sliding double glazed patio door opening onto the rear garden. Two ceiling light points. Fireplace with a wooden mantelpiece and stone hearth. Radiator. Tv point. Carpet. Open through into...

Dining Room 4.44m (14ft 4in) x 2.82m (9ft 1in)

With ceiling light point. Double glazed window to the rear aspect. Radiator. Carpet. Glass door leading into...





Kitchen 3.69m (11ft 11in) x 3.66m (11ft 10in)

With spot down lighting. A range of wall and base units with a composite worktop and an inset ceramic sink and draining unit with chrome tap and tiled backsplash. Double glazed window with fitted blinds and obscure double glazed door to the side aspect. Gas Aga with double oven. Space for fridge freezer dishwasher and washing machine. Under stair pantry cupboard with built in shelving and lighting. Tiled flooring. Glass door leading into entrance hall.

WC

Ceiling light point, Obscure double glazed window to the side aspect. Sink with under counter storage and chrome mixer tap. Laminate flooring. Chrome towel rail.

To The First Floor

Landing with ceiling light point. Access to loft space. Boiler/airing cupboard housing 'Worcester Bosch' combination boiler. Carpet. Radiator.

Bedroom One 4.49m (14ft 6in) x 4.44m (14ft 4in)

A generous double bedroom with a range of fitted wardrobes and drawers. Double glazed window to the front aspect with far reaching views. Ceiling light point. Carpet. Radiator

Bedroom Two 3.61m (11ft 8in) x 3.61m (11ft 8in)

A double bedroom with ceiling light point. Double glazing to the front aspect. Carpet. Radiator. Fitted wardrobes.

Bedroom Three 3.72m (12ft) x 2.63m (8ft 6in)

A double bedroom to the rear aspect with Double glazed window. Ceiling light point. Radiator. Carpet. Fitted wardrobe.

Bedroom Four 3.04m (9ft 10in) x 2.82m (9ft 1in)

With ceiling light point, Double glazed window to the rear aspect. Carpet. Radiator.

Shower Room

A well appointed room with walk in shower cubicle. Over head mains power shower with a marble effect surround. A white suite with sink and under counter storage. Chrome tap. Tiled back splash. Low level toilet. Heated towel rail. Tiled flooring. Ceiling light point. Extractor fan. Shaving point. Obscure double glazed window to the rear aspect.

Outside and Garden

A well stocked rear garden, predominately laid to lawn with a range of mature trees, shrubs and deep established borders. Paved patio for seating. Garage access. Outside water and lighting is available. To the front of the property is a tandem driveway for multiple vehicles. A well proportioned front garden laid to lawn with feature established tree. Storm porch with lighting leading into the entrance hallway. Outside water supply.

Directions

From the agents Ledbury office turn right at the traffic lights and proceed along The Southend. Turn right into Biddulph Way, proceed down the hill and then turn left into Shepherds Close. The property will then be found on your right hand side.



Services

We have been advised that 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.

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.

Viewing

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

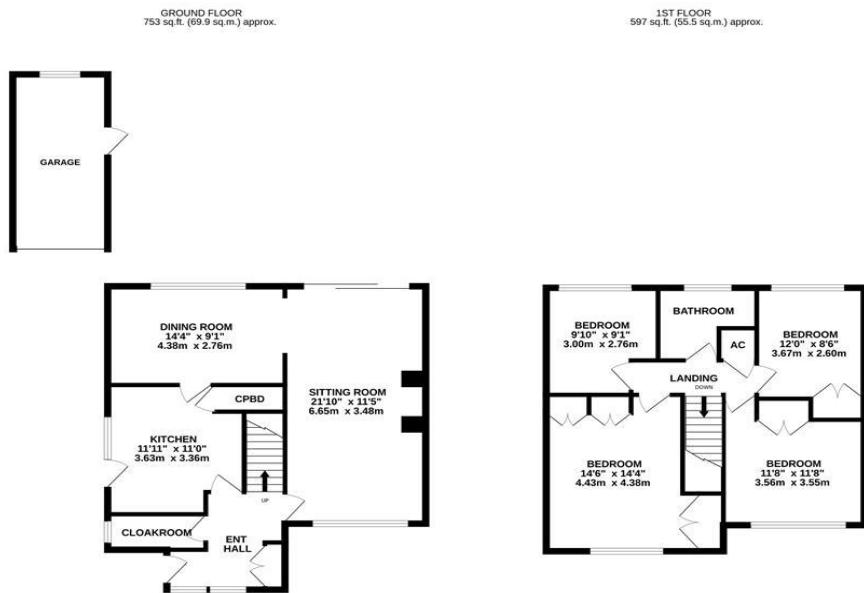
Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (70).



23 SHEPHERDS CLOSE
TOTAL FLOOR AREA: 1350 sq ft. (125.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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