

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



4 Coleridge View, HR8 2SZ

Guide Price **£350,000**

A superbly presented three-bedroom detached home with flexible living space, landscaped gardens and useful garage conversion and double driveway with far-reaching countryside views in a popular residential location. EPC - B (84)

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1



Regulated by

RICS

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Occupying an enviable position with far-reaching views across the Herefordshire countryside towards Marcle Ridge, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation ideal for modern family living. The property features a welcoming entrance hall, an attractive dual aspect sitting room, a bright open-plan kitchen/dining room with French doors opening onto the rear garden, a useful ground floor cloakroom, three well-proportioned bedrooms including a principal bedroom with en-suite shower room, and a contemporary family bathroom. The former garage has been thoughtfully converted to provide a superb home office, playroom or hobbies room, while the remaining front section offers valuable storage.

Outside, the enclosed rear garden enjoys a paved patio, lawn, established planting and gated side access, creating an ideal space for both entertaining and family enjoyment. To the front, a generous tarmac driveway provides off-road parking for four or more vehicles, complemented by a lawned garden, storm porch and external lighting. Situated in a desirable residential location, this is an excellent opportunity to acquire a well-appointed family home with flexible living space and delightful rural views.

Accommodation

Entrance Hallway - With composite double glazed entrance door opens into the welcoming reception hall, having attractive wood-effect tiled flooring, radiator, ceiling light point, useful double cloaks cupboard and understairs storage.

Sitting Room - Befitting from views across open countryside, the sitting room is a bright dual aspect room enjoying windows to the front and side elevations, both fitted with blinds. The room benefits from two radiators, television point, two ceiling light points and fitted carpet.





Dining Kitchen - The impressive open-plan kitchen/dining room is another light dual aspect space with windows to the front and side elevations, again with rural views, together with French doors opening onto the rear garden. The room has wood-effect tiled flooring and two radiators.

The kitchen is fitted with a range of contemporary units incorporating a stainless steel sink with drainer, four-ring gas hob with extractor hood above, eye-level electric oven, integrated dishwasher, space for a fridge/freezer and space and plumbing for a washing machine and tumble dryer. A useful cupboard houses the Logic combination gas-fired boiler.

Cloakroom - comprising a low level WC, corner wash hand basin with tiled splashback, radiator, extractor fan, wood-effect tiled flooring and ceiling light point.

To The First Floor - From the reception hall, stairs rise to the first-floor landing, having fitted carpet, radiator, loft access and a rear-facing window.

Bedroom One - A well-proportioned dual aspect double bedroom with windows to the front and side elevations fitted with blinds. The room benefits from fitted mirrored wardrobes, fitted carpet, radiator, television point and ceiling light point.

En-suite shower room - comprising a low level WC, wash hand basin with tiled splashback, walk-in shower with tiled surround and Mira electric shower, tiled flooring, heated radiator, extractor fan, recessed spotlighting and an obscure glazed window to the front elevation.

Bedroom Two - A further generous double bedroom with windows to the rear and side elevations fitted with blinds. The room has fitted mirrored wardrobes, an overstairs storage cupboard, fitted carpet, radiator and ceiling light point.



Bedroom Three - enjoying a side-facing window with fitted blind together with fitted carpet, radiator and ceiling light point.

The Family Bathroom - fitted with a white suite comprising a panelled bath with mains-fed shower over and tiled surround, low level WC and wash hand basin with chrome mixer tap and tiled splashback. There is tiled flooring, radiator, extractor fan, recessed spotlighting and an obscure glazed window to the side.

Garage Conversion - French doors open from the garden into a useful garage conversion providing an ideal playroom, home office or hobbies room. The room benefits from wood-effect laminate flooring, six recessed spotlights and an electric radiator.

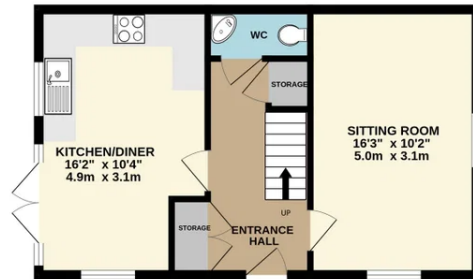
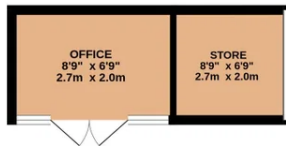
To the front, the original garage has been retained as a useful store with power connected and an up-and-over canopy door.

Outside and Garden - The property enjoys an attractive rear garden with a paved patio adjoining the house leading onto a lawn with gravelled side borders, established trees and gated side access. A particular feature of the property is the far-reaching outlook across the Herefordshire countryside towards Marcle Ridge. External lighting is also provided.

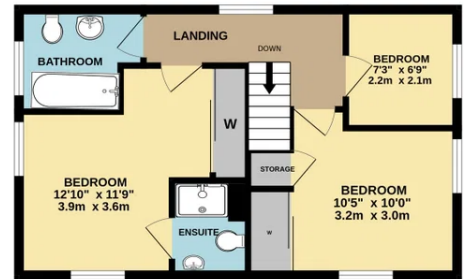
The property is approached via a generous tarmac driveway providing parking for four or more vehicles. A paved pathway leads to the entrance door beneath a storm porch, with an adjoining lawned front garden, hedge boundaries and external lighting.



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location - 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.

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.

Services - We have been advised that all 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.

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

Council Tax Band: D

Energy Performance Certificate B (84)

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.