



**16 Willow Walk**  
Lea, Ross-On-Wye HR9 7WE



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 16 Willow Walk

Guide Price £450,000

## Lea, Ross-On-Wye HR9 7WE

**\*NO ONWARD CHAIN\* AN IMPECCABLY PRESENTED and DECEPTIVELY SPACIOUS THREE-BEDROOM, TWO-BATHROOM DETACHED BUNGALOW BUILT IN 2021 by renowned local developers KW BELLS to a very high standard, the property offers a 'B' ENERGY RATING, light filled accommodation in excess of 1,100 SQ.FT. and benefits from the remainder of the NHBC GUARANTEE. This wonderful home features an 18FT. FULLY FITTED KITCHEN/DINER with island and built in appliances, 15FT. LIVING ROOM with access to the REAR GARDEN, THREE GOOD SIZED BEDROOMS with EN-SUITE SHOWER ROOM to the PRINCIPAL BEDROOM, and BATHROOM with four-piece suite. Additionally the property enjoys DRIVEWAY PARKING for two vehicles, DETACHED SINGLE GARAGE, and LANDSCAPED SOUTH-FACING GARDEN..**

The property is located in the village of Lea which offers a Shop, Public House, Village Hall, Garage/Post Office, Church and a newly built Primary School. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Local Comprehensive Schooling is available at Newent Community School, Dean Magna School in Mitcheldean or John Kyrle School in Ross-on-Wye. Alternatively a choice of private education is available within commuting distance at Monmouth, Gloucester, Cheltenham and the Malverns.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, Riding, Swimming, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



A front aspect composite door leads into;

### **ENTRANCE HALL**

A welcoming space with a radiator, phone point, loft hatch with access to the insulated loft space, wall mounted thermostat heating controls, storage cupboard, airing cupboard housing the LPG gas-fired combi boiler, doors lead off to the kitchen/diner, living room, three bedrooms and bathroom.

### **KITCHEN/DINER**

**18'02 x 13'08 (5.54m x 4.17m)**

Featuring contemporary high gloss wall and base level units with laminate worktops, large island with solid oak worktop, inset 1.5 bowl stainless steel sink unit with drainer. Integral AEG appliances include an eye level electric oven, gas hob with extractor hood above and reinforced tinted glass splashback, dishwasher, fridge/freezer and washing machine. Tiled floor, two radiators, two front aspect windows.

### **LIVING ROOM**

**15'03 x 12'08 (4.65m x 3.86m)**

A comfortable space to relax and enjoy the peaceful setting of the property, radiator, tv point, pair of French doors that lead out to the garden, side aspect window.

### **BEDROOM ONE**

**13'11 x 13'08 (4.24m x 4.17m)**

Radiator, front aspect window, freestanding triple wardrobe with sliding mirrored doors, range of bedroom furniture to include bedside cabinets and chest of drawers, door leads into;

### **EN-SUITE SHOWER ROOM**

A modern suite comprising a mains fed walk-in shower with tiled surround, close coupled w.c and pedestal washbasin, heated towel rail, tiled floor, half tiled walls, obscured front aspect window.

### **BEDROOM TWO**

**14'01 x 10'08 (4.29m x 3.25m)**

Currently used as a dining room, radiator, rear aspect window overlooking the garden.





### **BEDROOM THREE**

**12'08 x 8'05 (3.86m x 2.57m)**

Utilised by the current owners as an office, radiator, rear aspect window overlooking the garden.

### **BATHROOM**

**9'00 x 6'05 (2.74m x 1.96m)**

A bright modern suite comprising a mains fed walk-in shower with tiled surround, bath with tiled splash-backs, close coupled w.c and pedestal washbasin, heated towel rail, shaver point, tiled floor, half tiled walls, obscured rear aspect window.

### **PARKING & GARAGE**

To the side of the property there is driveway parking for two vehicles, this leads to the detached single garage measuring 17'05x9'06 with up and over door, power and lighting, side aspect personnel door.

### **OUTSIDE**

No.16 is located in a quiet cul-de-sac that backs onto open fields ensuring a quiet and peaceful setting. The attractive frontage is planted with a variety of shrubs with paths that lead to the canopied front entrance and side gate to the garden.

The beautifully landscaped south-facing rear garden is fully enclosed and very private meaning you can relax and entertain in comfort. The garden is predominantly laid to lawn with cleverly positioned seating areas making the most of the sun. Colourful planted borders ensure there is plenty of wildlife attracted to the garden. Vegetable beds are neatly tucked behind the garage on the far side of the garden.

### **AGENTS NOTE**

Charges for the maintenance of the green spaces at £150 per annum, payable in January.

### **DIRECTIONS**

What3Words/// slacker.kennels.passenger

### **SERVICES**

Mains water, electricity, drainage. LPG.



## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Welsh Water Authority - Rate TBC

## LOCAL AUTHORITY

Council Tax Band: E  
Herefordshire Council, Plough Lane, Hereford HR4 0LE

## TENURE

Freehold

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





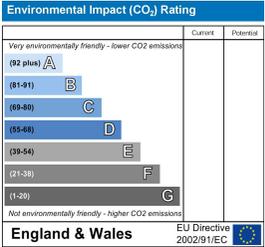
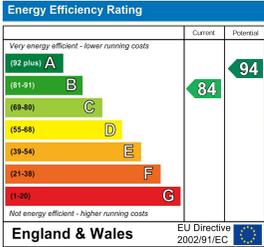
# GROUND FLOOR



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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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