JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









4 Starling Road, HR9 7WP

Guide Price £399,950

Former Show Home In St Mary's Garden Village, Featuring Premium Upgrades, Open-Plan Kitchen, Master En-Suite, Spacious Living, Garage, Off-Street Parking, Exclusive Gym Access, And Excellent Communication Links In A Welcoming Community. New 10 year NHBC guarantee. EPC B

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Regulated by RICS®

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Stroud House, Gloucester Road, Ross-on-Wye, HR9 5LE
Offices also at Ledbury, Malvern, Upton, Colwall Office & London



Former show home in St Mary's Garden Village, featuring premium upgrades, open-plan kitchen, master en-suite, spacious living, garage, off-street parking, exclusive gym access, and excellent communication links in a welcoming community. EPC B

Location

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Description

Once the showcase of St Mary’s Garden Village, this former show home offers a rare opportunity to acquire a brand-new Four bedroom, Two bathroom, never-lived-in property that blends style, comfort, and convenience in one exceptional package. Every corner reflects its pristine, upgraded finish, from the unused Bosch integrated kitchen appliances, brushed stainless steel sockets, to the thoughtfully designed living spaces . The heart of the home is the open-plan kitchen/diner, perfect for lively family breakfasts or relaxed evenings with friends, while two separate reception rooms offer versatility for work, play, or quiet escape.











Upstairs, the master suite features an en-suite shower room, joined by three further bedrooms and a family bathroom, all presented in immaculate, untouched condition. A private garden, garage, off-street parking, and EV charging add everyday ease, while residents enjoy exclusive access to a communal hall and fully equipped on-site gym, all within a friendly, well-connected community.

Entrance Hall Secure, partly obscured glazed front door. Two windows to front. Wood-effect flooring throughout. Stairs leading to first floor. Pendant light fitting. Radiator. Thermostat to control central heating downstairs, Doors to:

Study 3.02m (9ft 9in) x 2.48m (8ft) Wood-effect flooring. Bay window to front elevation. Ideal as a home office or hobby room. Pendant light fitting. Radiator Upgraded stainless steel sockets, TV point and internet point.

Sitting Room 4.78m (15ft 5in) x 3.20m (10ft 4in)
Carpeted throughout. Two pendant light fittings. Double doors to rear garden. Radiator. Upgraded stainless steel sockets, TV point and internet point.

WC
Vanity sink with mixer tap over and storage beneath. Low-level WC. Wood-effect flooring.

Kitchen-Dining Room 3.69m (11ft 11in) x 2.79m (9ft) Upgraded eye-level and base units with worktop over. Bosch appliances including 4-ring gas hob with extractor over, wine fridge, dishwasher, and Bosch double oven, fridge and freezer. Stainless steel sink with half bowl drainer and mixer tap over. Ceiling spotlights and pendant light fitting. Wood-effect flooring. Bay window to front and additional window to rear. Radiator. Upgraded stainless steel sockets.



Utility Room Door to rear garden. Eye-level and base unit with worktop over. Stainless steel sink with mixer tap over. Space for white goods. Ceiling spotlights. Upgraded stainless steel sockets.

Landing Carpeted throughout. Pendant light fitting. Loft access. Doors to:

Master Bedroom 4.23m (13ft 8in) x 3.56m (11ft 6in) Window to front. Upgraded Built-in wardrobe. Carpeted throughout. Pendant light fitting. Radiator. TV point and internet point. Thermostat to control central heating upstairs.

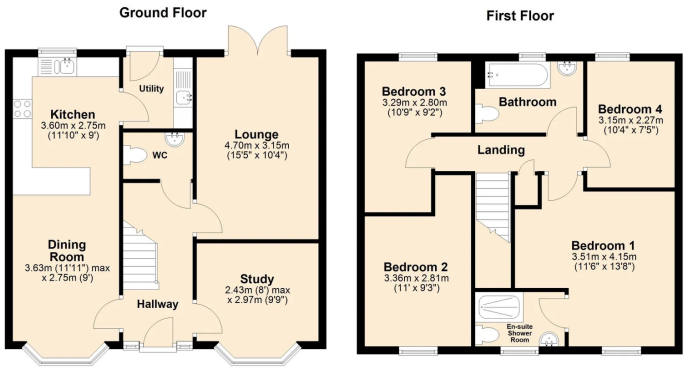
En-Suite Wood-effect flooring. Low-level WC. Wash hand basin with mixer tap over. Shower cubicle with mains-powered mixer shower and upgraded tiled surround. Ceiling spotlights. Obscured window to front. Towel radiator.

Bedroom Two 3.41m (11ft) x 2.87m (9ft 3in) Upgraded Fitted wardrobe. Carpeted throughout. Pendant light fitting. Windows to front. Radiator. TV point and internet point.

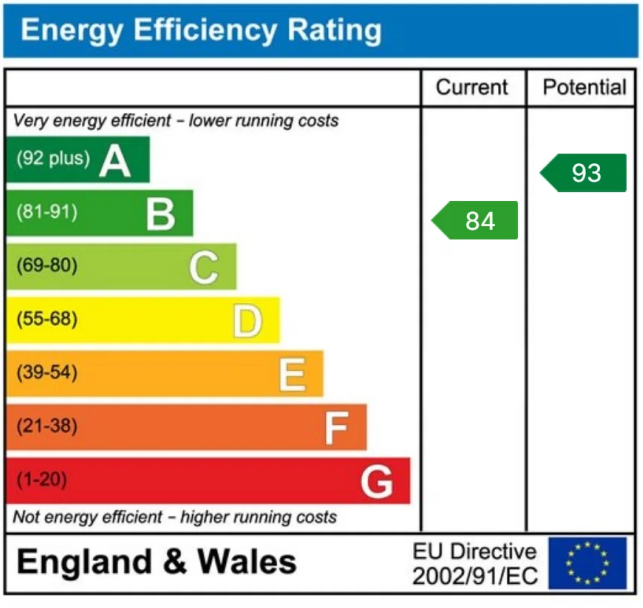
Bedroom Three 3.35m (10ft 10in) x 2.84m (9ft 2in)
Carpeted throughout. Pendant light fitting. Window to rear. Radiator.

Bedroom Four 3.20m (10ft 4in) x 2.30m (7ft 5in)
Carpeted throughout. Pendant light fitting. Window to rear. Radiator.

Bathroom Bath with overhead shower. Low-level WC. Wash hand basin with mixer tap over. Towel radiator. Ceiling spotlight. Obscured window to rear. Wood-effect flooring with upgraded wall tiling.



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)





Outside Rear garden with paved patio and lawn. Side gate access. **Garage** EV Charging point, Power and Lighting.

Tenure We are advised (subject to legal confirmation) that the property is freehold.

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.

Directions From the High Street in Ross-on-Wye, head north-west towards Market Place along the B4260 for approximately 446 feet. Turn left onto Wilton Road (B4260) and continue for 0.8 miles. At the roundabout, take the fourth exit onto the A40 and proceed for 1.5 miles. When you reach Over Ross Roundabout, take the third exit to stay on the A40. Shortly after, at the next roundabout, take the first exit onto Starling Road. Number 4 will then be immediately on your right hand side as you enter the estate.

Council Tax TBC

Energy Performance Certificate The EPC rating for this property is B(84).

Viewing By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

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.

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.