

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Henley, HR8 1NS

£345,000

Brand new three bedroom home on the popular Arches development in Ledbury, built by Bloor Homes and offered with full flooring and turfed rear garden.

Well planned accommodation includes a front sitting room, spacious dining kitchen with French doors, utility and WC, plus a principal bedroom with ensuite, driveway parking and EV charging.

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**



Regulated by

**RICS**

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London





Situated on the popular Arches development in Ledbury, The Henley by Bloor Homes is a well proportioned new build home offering practical accommodation across two floors. An entrance hallway with stairs to the first floor and useful understairs storage leads to a sitting room positioned to the front, while to the rear a dining kitchen spans the width of the property.

The kitchen is fitted with a range of contemporary wall and base units with marble effect work surfaces and integrated appliances including oven, gas hob with extractor, fridge freezer and dishwasher. French doors open directly onto the rear garden, providing good natural light. A separate utility room offers additional work surface and appliance space, together with access to a ground floor WC.

On the first floor are three bedrooms and a family bathroom. The principal bedroom benefits from a dressing area, built in storage and an ensuite shower room. Two further bedrooms are served by the family bathroom fitted with a white suite. Outside, there is a lawned rear garden with patio and side access, and to the front a driveway providing parking for several vehicles with EV charging point and a small lawned area.

### Directions

From the Ledbury office turn left and then immediately left at the traffic lights and head down the Homend. Continue travelling all the way through the town centre, heading straight on when reaching the Tesco's traffic lights. Reach another set of traffic lights and again, head straight on along the Bromyard road. At the Roundabout take the second exit passing the show home. Continue along this road around the S bend where the property can be located on your right hand side.





**Entrance Hall** - A spacious entrance hallway with stairs to the right hand side leading to the first floor. Useful understair storage cupboard. High level window to the front aspect. Doors into Dining Kitchen and...

**Sitting Room** - A spacious reception space, perfect for entertaining or evening relaxation. With ceiling light point and double glazed window to the front aspect. Radiator. Carpet.

**Dining Kitchen** - A well appointed dining kitchen filled with natural light due to the wall length French doors and windows unit opening onto the rear garden.

With a fully integrated kitchen with wall and base units in a contemporary blue tone with a marble effect laminate work top. Inset sink and half sink drainer unit. Four ring gas hob with a stainless steel splash back with over head extractor fan and under counter electric oven. Integrated Fridge freezer and dishwasher. Wood effect flooring. Ceiling light point. Open into...

**Utility Room** - With wood effect flooring. Marble effect work top with undercounter space for washing machine and tumble dryer. Door into...

**WC** - A white suite with low level toilet. Ceramic sink with a tiled back splash. Extractor fan. Wood effect flooring.

**First Floor Landing** - With window to the side aspect. Carpet. Doors into bedrooms and family bathroom. Access into roof space.

**Bedroom One** - A large principal suite with thoughtful dressing area designed with comfort and luxury in mind. Window to the front aspect. Carpet. Door into large storage cupboard and....



**Ensuite** - A generous ensuite with obscure glazed window to the front aspect. Walk-in double shower. Ceramic sink with chrome mixer tap and a tiled surround. Low level toilet. Wood effect flooring. Extractor fan.

**Bedroom Two** - A further double bedroom with window to the rear aspect. Ceiling light point. Radiator. Carpet.

**Bedroom Three** - A generous third bedroom to the rear aspect, With window overlooking the garden. Radiator. Carpet.

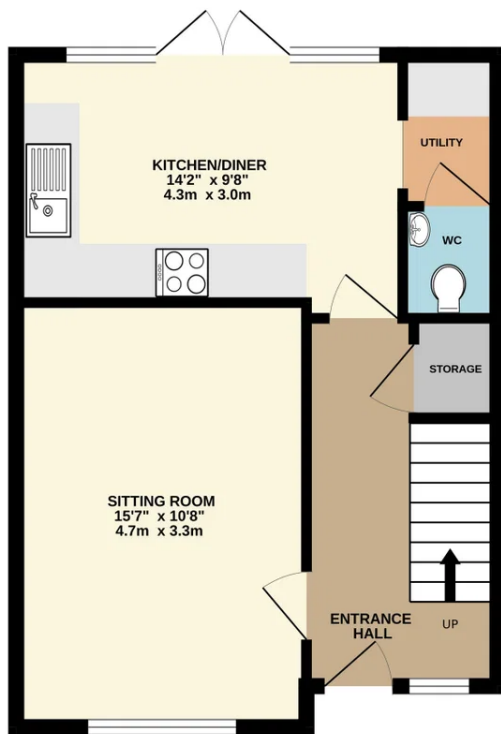
**Family Bathroom** - A white suite with paneled bath with a tiled surround. obscure glazed window to the side aspect. Ceramic sink with tiled backsplash. Low level toilet. Wood effect flooring.

**Garden and Outside** - A spacious rear garden with paved patio in front of a fully lawned area with gated side access leading to the front of the property via a paved pathway. A tarmac driveway for multiple vehicles with EV charging point. An area laid to lawn with feature tree. Outside lighting and water are available.

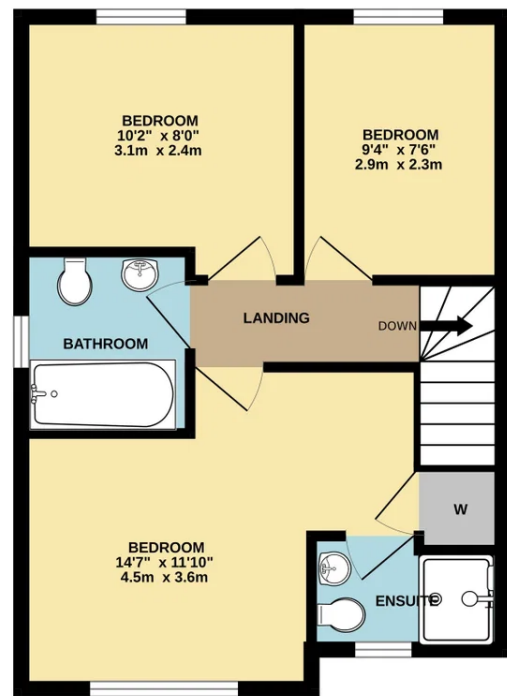
**Services** - We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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## 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.

## Viewings

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

## EPC

We advice speaking with Bloor Homes for further information relating to the EPC rating.

- 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.