



7 Priory Lea, Walford, Ross-on-Wye, Herefordshire, HR9 5RT.

Asking Price £410,000 Freehold

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SALES AND LETTINGS

A spacious four bedroom, three reception, detached house with double garage. Situated in a small select development in the extremely popular village of Walford approximately two miles from the centre of Ross on Wye.

- Lounge • Separate Dining Room • Study/Play Room • Kitchen/Breakfast Room • Utility • Cloakroom
- Four Bedrooms • En-Suite Shower Room & Family Bathroom • EPC Rating: D

The property is situated in a quiet location at the end of a small cul de sac in this popular small, rural development. Priory Lea is located in the village of Walford where amenities include primary school, church, village hall and a popular gastro pub. Walford lies approximately 2 miles south from the market town of Ross on Wye where a comprehensive range of shopping, social and sporting facilities can be found.

There are excellent commuting links from the area to the Midlands via the M50/M5, South Wales via the A40 and M4 and the South West via the Severn Bridge. The cities of Gloucester, Hereford and Cheltenham are all within easy commuting reach.

The property is entered via:

Canopied Front Entrance Porch:

uPVC woodgrain front entrance door with matching window to side.

Reception Hall:

Staircase to first floor with understairs storage cupboard. Recessed ceiling spotlight, radiator. Door to:





Sitting Room: 15'8" x 13'2" (4.78m x 4.01m).

Two double glazed windows to rear aspect looking over the garden. Feature recessed wood burning stove with slate hearth, surround and stone mantle. Coving to ceiling, radiator, TV point. Wooden glazed doors to:

Dining Room: 11'9" x 9'2" (3.58m x 2.8m).

Double glazed doors to rear aspect. Wood effect flooring, radiator, coving to ceiling, fitted wall lights. Glazed door to:

Kitchen: 11'2" x 9'2" (3.4m x 2.8m).

Quarry tiled floor. Recess ceiling spotlights. Range of wooden base and wall mounted units, eye level oven with grill. Electric four ring hob with concealed extractor. Plumbing for dishwasher, space for larder style freezer. Ceramic one and a half bowl sink. There is wiring in place for undercabinet downlighters. Door to:

Utility Room: 5'3" x 5'1" (1.6m x 1.55m).

uPVC double glazed door to side aspect with tilt and turn window. Floor standing Worcester oil fired combination boiler which supplies domestic hot water and central heating. Plumbing for washing machine and space for tumble dryer. Recessed ceiling spotlights. A continuation of the quarry tiled flooring.

Study: 9'1" x 7'1" (2.77m x 2.16m).

Double glazed window to front aspect. Radiator.

Cloakroom:

Obscure glazed window to side aspect. Extractor fan. Low level WC. Wall mounted wash hand basin with tiled splashbacks. Radiator.



From the reception hall:

Staircase leads up to:

First Floor Landing:

Access to loft space. Recessed ceiling spotlights. Doors to two cupboards. Door to:

Master Bedroom: 14'8" x 9'8" (4.47m x 2.95m).

Double glazed window to rear aspect enjoying a lovely rural view over surrounding countryside. Radiator.

En-Suite Bathroom:

Obscure glazed window to side aspect. White suite comprising low level WC. Pedestal wash hand basin. Walk in enclosed shower cubicle with Mira Sport electric shower, glazed screen and tiled surrounds.

Bedroom 2: 12'7" x 7'6" (3.84m x 2.29m).

Two double glazed windows to front aspect. Single recessed fitted wardrobe. Radiator.

Bedroom 3: 10'6" x 9'8" (3.2m x 2.95m).

Double glazed window to rear aspect with rural views. Radiator. Useful recess for fitted or free standing furniture.

Bedroom 4: 9'7" x 8'5" (2.92m x 2.57m).

Double glazed window to front aspect. Recessed fitted wardrobe. Radiator. TV and telephone points.

Family Bathroom:

White suite with obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Panelled bath with tiled surrounds. Extractor fan.





Outside:

To the front of the property access is gained to a double garage with door to the rear garden, there is also a block paved driveway with parking suitable for two cars. The front garden is secure with gate and fencing. The rear garden has the original Priory Lea stone wall creating a lovely feature and there is a level patio with steps leading up to a level lawn. To the rear is a raised decking area with summer house. Garden shed and oil tank.

Property Information:

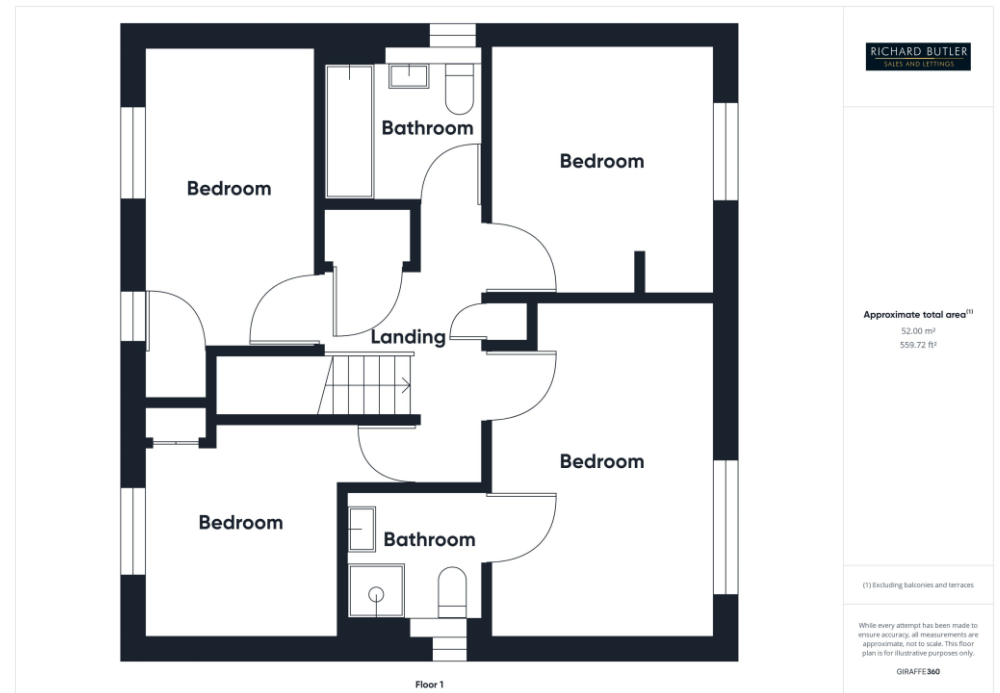
- Oil Central Heating
- Council Tax Band E
- Mains Drainage
- Broadband: Full Fibre is available to connect if required

Directions:

From the centre of Ross on Wye, proceed towards Walford on the B4234 road. Upon entering the village, follow the road around a sharp right hand bend. Priory Lea will be found on the second turning on the right, bear right and then bear left where the property can be seen on the left hand side.







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