

'Silverthorne House', Hereford Road, Ledbury. HR8 2PR

Spacious Four/Five Bedroom Detached House situated on a non estate, offering well presented accommodation. Having Two/Three Reception Rooms, spacious quality fitted Kitchen, Utility Room, Cloakroom, family Bathroom with separate shower & En-suite. Benefiting from a good sized private Rear Garden, Garage and ample off Road Parking. **MUST BE SEEN!!**

Guide Price: £425,000 FREEHOLD



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We are delighted to offer "For Sale" this spacious and well presented **FOUR/FIVE BEDROOM detached home within short walking distance of the Town situated on a non estate**, being within approx.0.7 of miles walk of Ledbury Town Centre.

The property offers spacious 1395sq.ft approx. accommodation to include: Two/Three Reception Rooms, spacious quality fitted Kitchen, Cloakroom and Utility. To the upstairs there are four Bedrooms, a family Bathroom with separate shower and En-suite. Outside the property benefits from good sized private Rear Garden, Foregarden, ample off road parking & a detached Garage set back into the rear garden.

The property is situated off the Hereford Road which is convenient for Ledbury Town with it offering a good range of shopping and recreational facilities, plus a Main Line Railway Station. For those who need to commute utilising the Motorway Network the property is approx. 4½ miles from Junction 2, M50 at Redmarley D'Abitot.

MWL 1730



THE PROPERTY COMPRISES AS FOLLOWS
(all dimensions stated are approximate)

Entrance via **Canopy Porch** having an outside light & part double glazed UPVC multi point locking door leading to:

Entrance Hall 18'2"max. x 5'9"max. & 3'1"min. Having a radiator, power points, telephone point, thermostat, understairs cupboard, two downlighters to ceiling and doors leading to the following rooms:

Downstairs Cloakroom 5'6" x 3'4" with rear aspect UPVC double glazed obscure window, fitted 'White' suite comprising: low level close coupled W.C. and a wash hand basin with splash back ceramic tiling, radiator, vinyl flooring, extractor fan

and a ceiling light point.

Downstairs Study/Bedroom 11'6" x 7'6" with front aspect UPVC double glazed window; radiator, power points, telephone point and a ceiling light point.

Living Room 16'4" x 11'6" with rear aspect UPVC double glazed French doors leading to the rear garden and windows adjacent; inset gas fire, radiator, numerous power points, T.V. point, vinyl flooring and two ceiling light points.

Kitchen 14'4" x 11'5"max. & 9'0"min. with side aspect UPVC double glazed window. The Kitchen Area is fitted with a range of quality white

fronted base and wall units with complementary laminate worktops over & splashback tiling behind and an inset 1 ½ stainless steel sink. There is space for a slot in range cooker plus cooker hood above and space/provision for a dishwasher. The Kitchen is completed by tiled under floor heating, numerous power points, thermostat to control the underfloor heating, wall mounted Worcester gas fired combi boiler, six downlighters to ceiling & arch leads to the:-

Dining Room 11'6"max. x 11'5"max. with rear aspect French doors leading to the rear garden and UPVC double glazed window; Room is completed by; tiled under floor heating, power points, four downlighters to ceiling and arch from Kitchen leads to the :-

Utility 12'0" x 8'1" Having a front aspect UPVC double glazed window and part double glazed UPVC door leading to the side access and Utility is fitted with quality white base units with laminate worktops over; Utility is completed by tiled flooring, power points, space and provision for a washing machine, tumble dryer & American fridge freezer, consumer unit and two downlighters to ceiling.

Staircase from Entrance Hall leads to:

Landing having power points, two ceiling light points, access hatch to loft, and doors lead to:

Bedroom One 12'2" x 10'6" with front aspect UPVC double glazed window; radiator, power points, ceiling light point, built in double wardrobe and door to the:-

En-Suite with front aspect obscure UPVC double glazed window; shower cubicle with full height walling within and a electric triton t80 shower. Room is completed by; low level close coupled W.C, pedestal wash hand basin with light and shaver point above, vinyl flooring, extractor fan and ceiling light point.

Bedroom Two 10'9" x 8'10" with rear aspect UPVC double glazed window, radiator, power points, vinyl flooring, ceiling light point and built in double wardrobe.

Bedroom Three 10'6" x 8'9" with front aspect UPVC double glazed window, radiator, power points, ceiling light point and a built-in double wardrobe.

Bedroom Four 8'8"max. & 7'6"min x 8'1"max. with rear aspect UPVC double glazed window, radiator, power points, ceiling light point

and a built-in double wardrobe.

Bathroom 6'7"max. x 5'5"max. with rear aspect UPVC double glazed obscure window and a fitted **White suite** comprising: low level close coupled W.C, pedestal wash hand basin with splashback tiling with wall light and shaver point above, fitted corner shower with full height tiling within and a mixer shower. There is also a panelled sided bath with splashback tiling to bath area and the Bathroom is completed by: radiator, vinyl flooring, extractor fan and finally a ceiling light point.

Outside/Gardens

The property stands back from the Hereford Road behind a garden wall with a stone chipping area behind and a paviour drive which provides ample off-road parking. The paviour drive then leads down the side of the property and to the single gate and the paviour drive continues to the:-



Single detached Garage having a up and over

garage door and a side aspect window.

Good sized Rear Garden having a decking area off the Lounge French doors, good sized lanwed area with a dwarf walling to the left-hand side with shrubs/flowers inset. To the rear of the garden there is a chipping area with rasied beds and fencing and hedges to boundaries. **Must be seen.**

TENURE This is understood to be **FREEHOLD.**

VIEWING Strictly via **KIMBERLEY'S ESTATE AGENTS. TEL: (01531) 635151**

SERVICES Mains Electricity, Gas, Water and Drainage

TELEPHONE LINE Subject to B.T. connection regulations



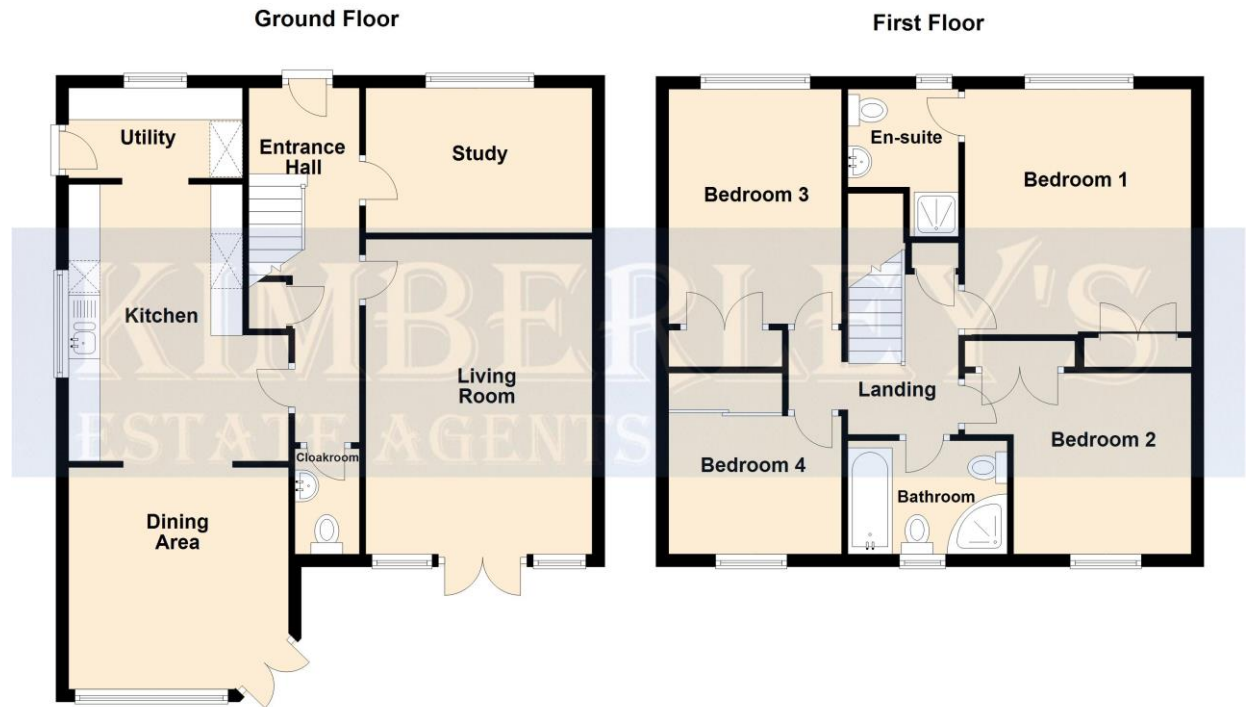
VACANT POSSESSION UPON COMPLETION OF THE PURCHASE

N.B. Room sizes stated are approx. and measured wall to wall. If you require

measurements for carpets or other purposes, you must measure the RELEVANT areas.

AGENTS NOTE Whilst we as team estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose; neither have we had sight of the legal documents.

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY



Total area: approx. 129.6 sq. metres (1395.1 sq. feet)

SIZE GIVEN INCLUDES ALL ROOMS DEPICTED ON THE PLAN (THIS WILL INCLUDE INTEGRAL GARAGES & EAVES STORAGE AREAS IF APPLICABLE)

Plan produced using PlanUp.



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