



2 ALDER CLOSE

WALFORD, HR9 5QJ

Guide price: £550,000

A beautifully bright and airy open-plan living space serves as the heart of the home of this well-proportioned four-bedroom property. The detached residence also features two further reception rooms plus a manicured rear garden which is well-stocked with an alluring assortment of vibrant blooms and boasts a backdrop of rolling countryside.

- Four bedrooms, one with ensuite facilities
- Open-plan kitchen/dining room/lounge
- Sitting room
- Study
- Family bathroom
- Cloakroom
- Utility
- Integral garage
- Driveway
- Attractive rear garden

Alder Close is set in the centre of the idyllic village of Walford. Across the road, there sits Walford Nursery and Primary School – which carries a 'good' Ofsted grade and, in 2021, was ranked within the top 100 primaries in the country according to The Times newspaper. Also within Walford, there is The Mill Race; a family-run restaurant, plus a village hall. Walford lies approximately two miles south of Ross-on-Wye, a picturesque market town which offers an assortment of shops and independently-owned boutiques, a range of restaurants, welcoming pubs, various leisure facilities, plus a network of countryside and riverside walks.





2 Alder Close is tucked away in the far corner of a cul-de-sac. The entrance, which is sheltered beneath a canopied porch, leads into a reception hall. On the right-hand side, there is a study and, to the left, a set of double glass doors lead into a sizeable sitting room, which includes a feature fireplace. At the far end, another set of double glass doors lead into the open-plan living space.

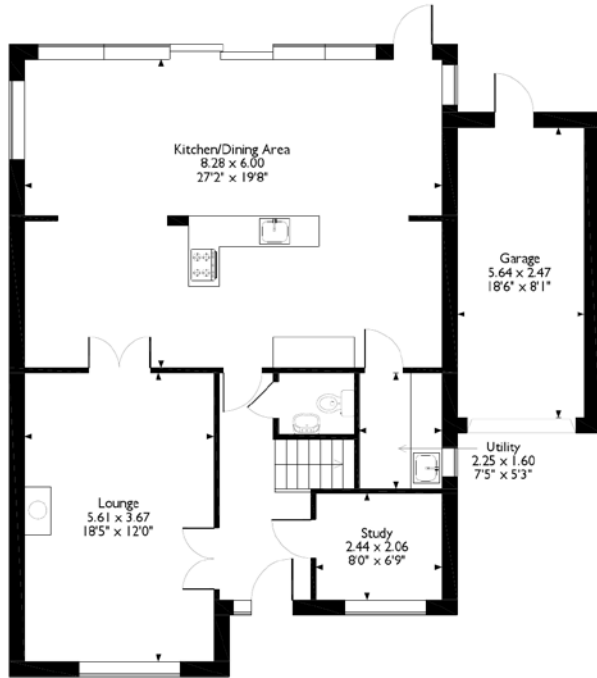
Plenty of natural light pours into this expanse through wall-to-wall windows which exhibit a delightful view of the rear garden, as well as the surrounding paddocks and farmland. The kitchen, sourced from Wren, includes chic cream high-gloss rounded-edged units, glass display cabinets, and an integrated 'Bosch' microwave plus a 'Bosch' double oven. An L-shaped central island offers plenty of additional storage space, a 1 + 1/2 sink with mixer tap, an induction hob with extractor hood and a 'Bosch' integrated dishwasher. In the far corner of the kitchen, there is a utility room which houses the recently-fitted boiler and consumer unit, and also gives space and plumbing for a washing machine.

Of the four bedrooms, the master is fitted with two sets of built-in wardrobes and also includes an en-suite shower room. The second bedroom carries an excellent elevated view over the garden and surrounding countryside and is fitted with built-in wardrobes. The two smaller bedrooms are both utilised as home offices but one has space to accommodate a double bed and the other has room for a single bed.

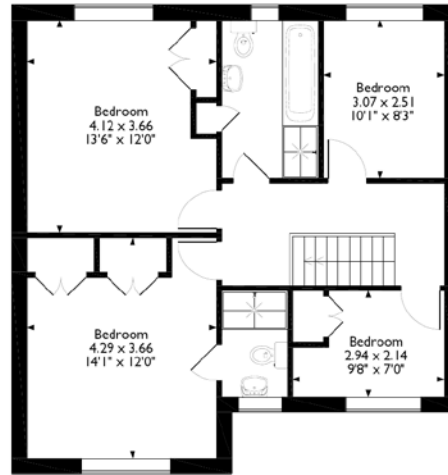
The family bathroom is fitted with a bath, separate walk-in shower, WC and vanity unit. There is also a substantial airing cupboard.

Outside, a path leads the whole way around the home. The doors in the open-plan zone lead to a flagstone patio in the sun-trap rear garden. An archway, acts as a marker to create a second "room" - and, in the far corner, there is a shed plus a raised bed fruit and vegetable patch, which produces raspberries, lettuce and runner beans.

2, Alder Close, Ross-on-Wye
 Approximate Gross Internal Area
 Main House = 153 Sq M/1648 Sq Ft
 Garage = 14 Sq M/150 Sq Ft
 Total = 167 Sq M/1798 Sq Ft

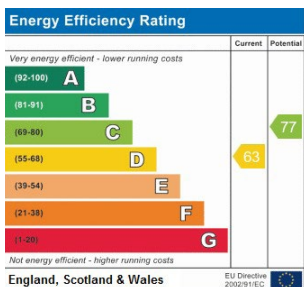


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

General Services

Mains water, drainage and electricity (new consumer unit fitted in July 2021). Oil central heating (new boiler fitted in August 2021 and under warranty until 2028). Telephone line. Broadband. Plenty of power points in every room, many with USB plug sockets.

Local Authority

Herefordshire Council. Council tax band E

Tenure

Freehold

Directions

From Ross-on-Wye, head out of town along Walford Road and, upon entering the village, continue until you see the primary school on the left-hand side of the road - Alder Close is opposite. Turn into the close and follow to the left where the property can be found in the far corner.

What3Words: height.lawns.polishing

Ross-on-Wye 2 miles • Monmouth 8 miles
 Hereford 18 miles • Gloucester 18 miles
 Cheltenham 25 miles • Bristol 39 miles
 (All distances are approximate)



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