

5 Lovers Grove

Gorsley, Ross-On-Wye HR9 7YN

STEVE GOOCH

ESTATE AGENTS | EST 1985

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Gorsley, Ross-On-Wye HR9 7YN

Guide Price £790,000

A THREE DOUBLE BEDROOM DETACHED HOUSE (formerly designed as a four bedroom), OFFERING SUBSTANTIAL and FLEXIBLE ACCOMMODATION, MASTER EN-SUITE with DRESSING ROOM, UNDERFLOOR HEATING, ECO CREDENTIALS to include AIR SOURCE HEAT PUMP, SOLAR PANELS, 15KW BATTERY, AIR FLOW SYSTEM, LANDSCAPED SOUTH FACING PRIVATE REAR GARDEN, the whole plot amounting to ONE THIRD OF AN ACRE, DETACHED DOUBLE GARAGE with UTILITY ROOM, AMPLE PARKING, EIGHT YEARS BUILD-ZONE WARRANTY REMAINING.

Gorsley offers amenities to include a Post Office / shop with coffee house, primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

For the commuter access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.



Solid door gives access to:

ENTRANCE HALL
16'2 x 9'7 (4.93m x 2.92m)
Underfloor heating, fitted boot room storage, stairs to the first floor, full height rear aspect window overlooking the garden.

CLOAKROOM
Underfloor heating, white suite comprising of low-level WC, vanity wash hand basin with cupboards below, tiled splash back, tiled flooring, heated towel rail, illuminated heated mirror, front aspect frosted window.

LIVING ROOM
15'4 x 13'4 (4.67m x 4.06m)
Underfloor heating, stone fireplace with inset wood burning stove, side aspect window, full height rear aspect picture window overlooking private south facing gardens.

SNUG / STUDY
12'3 x 10'8 (3.73m x 3.25m)
Underfloor heating, full height picture window overlooking the front gardens.

Double doors from the hallway lead to:

KITCHEN / BREAKFAST ROOM
17'10 x 15'4 (5.44m x 4.67m)
Underfloor heating, fully fitted kitchen comprising of one and a half bowl sink unit with mixer tap and cupboards below, range of base and wall mounted units, breakfast island, induction hob with extractor fan above, integrated double oven / microwave, fridge / freezer and dishwasher, fully glazed bi-fold doors lead to private south facing rear garden overlooking mature trees.

Opens through to:

DINING AREA
15'5 x 8'3 (4.70m x 2.51m)
Underfloor heating, full height front aspect picture window.













UTILITY ROOM (EXTERNALLY ACCESSED)
9'10 x 5'1 (3.00m x 1.55m)
Stainless steel sink with mixer tap and cupboards under, plumbing for washing machine, heated towel rail, extractor fan.

From the entrance hall, an open tread stairway leads to FIRST FLOOR.

LANDING
Double radiator, cupboard housing MVHRS (Mechanical Ventilation with Heat Recovery) unit with shelving, access to insulated roof space with light, front and rear aspect Velux roof lights.

MASTER SUITE
15'4 x 14'5 (4.67m x 4.39m)
Double radiator, side and rear aspect windows over-looking the gardens.

DRESSING ROOM
11'11 x 8'4 (3.63m x 2.54m)
Fitted dressing table, wardrobes, hanging rails and shelving. Airing cupboard housing hot water tank with shelving, access to roof space, double radiator, front aspect frosted window.

EN-SUITE SHOWER ROOM
Walk-in double shower with tiled surround, tiled flooring, vanity wash hand basin, illuminated heated mirror, heated towel rail, WC, bidet, front aspect frosted window.

BEDROOM TWO
15'4 x 10'4 (4.67m x 3.15m)
Double radiator, full height picture window with southerly rear aspect, overlooking mature trees.

BEDROOM THREE
15'4 x 8'9 (4.67m x 2.67m)
Double radiator, front aspect window and full height picture window overlooking the gardens.

FAMILY BATHROOM
White suite comprising of bath with shower over, tiled surround, WC, vanity wash hand basin, tiled flooring, illuminated heated mirror, heated towel rail, side aspect frosted window.

OUTSIDE
A block paved driveway with parking for four vehicles, leads to:

DETACHED DOUBLE GARAGE (incorporating UTILITY)

20'5 x 19'8 (6.22m x 5.99m)

Accessed to the front via electric up and over door, lighting, battery storage, eaves storage, side aspect window, external EV charging point, door leading to the garden.

The front garden has a large lawned area, pathway leading to the front door, outside lighting. Gated side access leads to:

Newly landscaped south facing rear garden with substantial porcelain tiled patio running the length of the house, gravelled areas, various borders with shrubs, bushes and trees, large expansive lawn, summerhouse, gazebo, wooden garden shed, raised beds vegetable produce area, lighting, tap, power points, fencing and natural hedging surround, private and secluded, backing onto mature trees.

The whole plots amounts to approximately one third of an acre.

SERVICES

Mains water and electricity, shared treatment plant, air source heat pump.

AGENT'S NOTE

£80 per month is payable to cover the servicing of the treatment plant and communal area..

The property benefits from having its own 7k solar panels and 15kw battery storage, which gives cheaper electricity and an annual income of approximately £250 / £300 pa.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

Fibre broadband is available at the property.

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.









WATER RATES
Welsh Water - TBC.

LOCAL AUTHORITY
Council Tax Band: F
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent, proceed along the B4221 into Gorsley and the entrance to Lovers Grove will be found on your left hand side, as marked by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







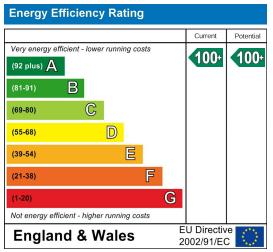
GROUND FLOOR

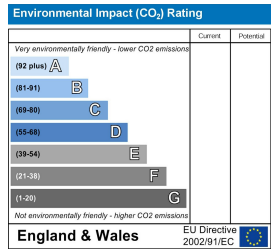


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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