





Southgate

Ross On Wye
HR9 5PS

****The Property Shop** Offers this Fabulous Detached Property - Completely Re-Furbished and Extended to a High Specification - Wow Factor Kitchen/Family Room - Large Mature Garden & Views**

An impressive detached house having been extended and renovated to a high standard throughout, situated in a pleasant no-through street, on the outskirts of town. The property offers a spacious reception hall with oak flooring and a re-fitted cloakroom, a fabulous light and airy kitchen/dining/family room with quality fitted appliances and a separate utility room, sitting room with an attractive bay window, three well appointed bedrooms with bespoke furniture, a high quality en-suite shower room and a luxurious family bathroom. Outside, there is parking for several vehicles and a good sized rear garden with a gazebo and lovely views.





Accessed by an impressive oak glazed door into:

Reception Hall

Double glazed window to front aspect, under-stairs cupboard, oak flooring, shoe cupboard, turned staircase to first floor, cloak cupboard. Doors to:

Living Room

3.68m into bay x 3.66m (12'1 into bay x 12')
Double glazed bay window to front aspect with fitted seat and cupboards beneath, built-in cupboard and space for wall mounted television, inset ceiling down-lighters.

Open Plan Kitchen/Dining/Family Room

6.93m x 6.02m max (22'9 x 19'9 max)

An impressive open kitchen having been re-fitted to a high standard with natural stone travertine flooring with under-floor heating. The KITCHEN AREA is fitted with bespoke floor and wall cupboards with oak worktops, two integrated ovens with grill, microwave, gas hob with stainless steel extractor hood over. Impressive central island with cupboards and drawers beneath, dishwasher, wine cooler, oak and granite breakfast bar and stainless steel sink with instant boiling water tap. Down-lighters, built-in American style fridge/freezer with ice maker, tall units with cupboards to one wall. The DINING/FAMILY AREA is equally impressive with a central lantern window with filtered glass, down-lighters, featured curved wall and built-in cupboard, space for wall mounted television. Double glazed French doors and windows leading out to the garden. Door to:

Utility Room

3.30m x 1.40m (10'10 x 4'7)

Oak door with double glazed obscure window to side, Natural stone travertine flooring with under-floor heating to match the kitchen along with matching floor and wall cupboards, stainless steel sink drainer with mixer tap. Oak worktops, tall storage cupboard with gas fired boiler for hot water and central heating system.

Cloakroom

Double glazed obscure window to side, low level WC, circular marble basin with cupboard beneath, heated towel rail, limestone wall and floor tiles, built-in display shelving and up-lighters.

First Floor Landing

Double glazed window to front aspect, loft hatch with ladder to part boarded loft space with ladder and light. Doors to:

Bedroom 1

3.94m x 2.84m (12'11 x 9'4)

Double glazed French doors with side windows leading out onto balcony offering views towards Chase woods, bespoke built-in double wardrobes with drawers beneath, space for wall mounted television, wall light points and ceiling down-lighters, radiator. Door into:

En-Suite

Double glazed window, shower enclosure with rain forest shower head and hand-held attachment, display recess, low level WC, wall mounted circular wash basin, heated towel rail, "Mandarin" floor and wall tiles, extractor fan.

Bedroom 2

3.07m x 2.87m to wardrobes (10'1 x 9'5 to wardrobes)

Double glazed window to front aspect, bespoke built-in double wardrobes with drawers beneath, bookshelves with down-lighters, space for wall mounted television.

Bedroom 3

3.02m x 2.49m (9'11 x 8'2)

Double glazed window to rear offering far reaching views towards Chase woods, attractive tongue and groove panelling to one wall, built-in shelves with down-lighters, wall light points, space for wall mounted television, ceiling down-lighters.

Luxury Bathroom

Double glazed obscure window to side, attractive "pod" bath with wall mounted mixer shower and tap, "floating pod" low level WC, marble basin set into a wooden stand, "Mandarin" floor and wall tiles, display recesses and shelf, heated towel rail, bespoke wall light point and down-lighters.





Outside

The front of the property is approached by a newly laid block paved driveway that provides parking for several vehicles with gravelled borders and inset privet bushes, along with outside lighting. Access paths lead to both sides and to the rear of the property. The rear garden is initially laid to a gravelled seating area (off the kitchen/family room) with outside lighting. The garden beyond is laid predominantly to lawn, with a herb bed and newly planted trees. To the rear of the garden there is a further raised gravelled seating area along with an attractive oak framed gazebo with a slate roof and built-in marble sink, making a lovely area for al-fresco dining. The garden offers a lovely aspect towards Chase woods and is secured with newly fitted panelled fencing.

Directions

From our office in Gloucester Road, proceed to the Market Square and turn left onto Copse Cross Street. Continue onto the Walford Road, passing the Prince of Wales public house on the right hand side, follow the road for about half a mile before turning left (just before the Post Office) into Chapel Road. Proceed along Chapel Road then turn right into Tudor Street. The property will be found on the left hand side a short distance along the street.

Services

Mains electricity, gas, water and drainage are connected to the property. BT landline connected (subject to BT regulations). Broadband is available in the area.

Local Authority

Herefordshire Council - 01432 260000. Council Tax Band "D". Amount payable 2019/2020 £1944.37

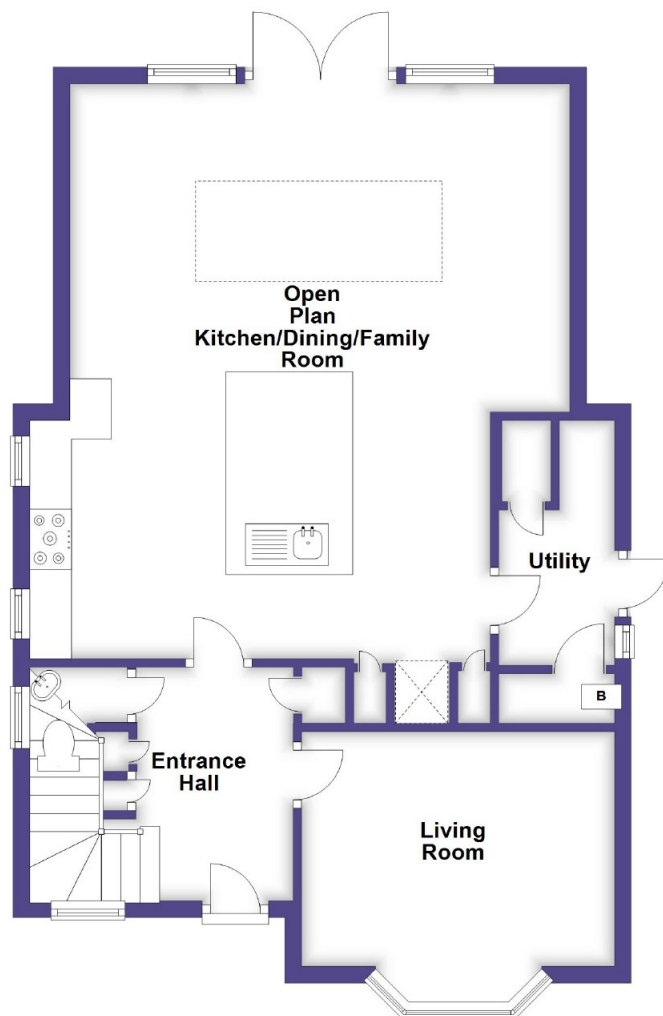
Floor-plan

The floor plans within this brochure are a sketch for illustrative purposes and are intended as an approximate guide only. They should not be relied on as being accurate, to scale or as a representation of fact.

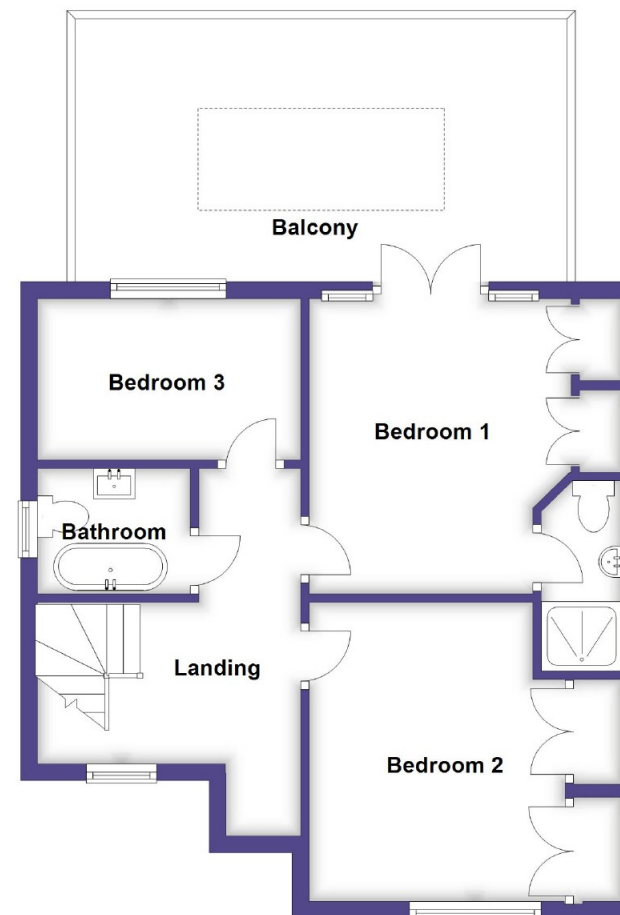
Tenure

We are informed by the seller that the tenure is FREEHOLD. Any interested parties should ensure verification by their solicitor.

Ground Floor



First Floor



Southgate

Note

All room sizes are approximate. Any electrical appliances or heating systems have not been tested and you are therefore advised to satisfy yourselves as to their present state and working condition. An appropriate surveyor should be appointed to carry out a full report on the property and advice sought where appropriate. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the corrections of each of the statements contained in these particulars. The Vendor does not make or give and neither The Property Shop or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



