



Oakridge Fromes Hill, Ledbury, HR8 1HR

£385,000

An immaculate individually built detached three double bedroom bungalow with southerly low maintenance landscaped rear garden situated in a convenient village location within reach of Malvern, Worcester and Hereford. The accommodation comprises; wide entrance hall, front to back lounge diner, fitted kitchen with appliances and separate utility, master bedroom with ensuite, two further double bedrooms, family bathroom. Further benefits include; oil fired central heating, double glazing, solar panels, detached single garage and gated block paved driveway for numerous cars, good sized low maintenance landscaped rear garden with a southerly aspect. Viewing a must.



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CANOPY PORCH

Outside courtesy light, tiled floor, obscure glass double glazed door to:

ENTRANCE HALL

Wide entrance hall with twin front aspect double glazed windows to either side of door, three ceiling light points, smoke alarm, two radiators, doors to:

LOUNGE/DINER 27'4" x 11'4" (8.34m x 3.47m)

Long, light, dual aspect lounge diner with front aspect double glazed window and rear aspect double glazed French doors giving access to the south facing rear garden, two ceiling light points, two radiators, wall mounted electric living flame effect fire, glazed double doors to:

BREAKFAST KITCHEN 14'7" x 11'7" (4.47m x 3.55m)

Rear aspect double glazed window, two ceiling light points, fitted kitchen comprising: range of floor and wall mounted ivory units under a stone effect work top, with under cabinet lighting, one and a half bowl sink unit, integral electric hob, integral oven, space for tall fridge freezer, space and plumbing for dishwasher, space for breakfast table and chairs, door to:

UTILITY 7'1" x 4'11" (2.17m x 1.51m)

Double glazed door to rear garden, ceiling light point, work surface with space and plumbing for a washing machine below, space for further appliances, space for tall fridge freezer, wall mounted Worcester boiler, tiled floor, door to rear garden.

BEDROOM ONE 12'7" + recess x 12'2" (3.86m + recess x 3.72m)

Rear aspect double glazed window, ceiling light point, radiator, door to:

ENSUITE 7'0" x 4'10" (2.15m x 1.49m)

Ceiling light point, extractor, shower cubicle, pedestal wash hand basin with wall light and shaver socket over, WC, heated chrome towel rail, part tiled walls, tiled floor.

BEDROOM TWO 11'1" x 8'1" (3.38m x 2.47m)

Front aspect double glazed window, ceiling light point, radiator, fitted double wardrobe and dressing table with cupboards over and drawers to side.

BEDROOM THREE 10'2" x 8'1" (3.12m x 2.47m)

Front aspect double glazed window, ceiling light point, radiator.

BATHROOM 7'5" x 5'9" (2.28m x 1.76m)

Side facing obscure glass double glazed window, ceiling light point, extractor, corner bath with shower over, pedestal wash hand basin with wall light and shave socket over, WC, heated chrome towel rail.



GARAGE 17'1" x 9'8" (5.23m x 2.97m)

Front aspect up and over door, three ceiling light points, power points.

GARDENS

This property is accessed from the lane via a drive from the lane which opens to a low maintenance wide block paved area providing parking for five cars giving access to the garage and the front door, gated side access leading to the rear garden. South facing low maintenance rear garden, accessed from the lounge diner or the utility with both doors opening to a wide raised patio running the full width of the property with plenty of space for table and chairs and outside entertaining. A ramped path leads down a slight incline to the remainder of the garden, which is mostly laid to paths and stone chip and a number of mature shrub beds to the side. There is also a greenhouse and two garden sheds, all with power and raised beds to the rear.

DIRECTIONS

From Worcester and Malvern follow the A4103 in the westerly direction towards Hereford. Once entering Fromes Hill continue past the village shop and take the right hand turn sign posted Halmonds Frome, The property can be found on the right hand side after a short distance as indicated by our agent's 'For Sale' board. For more details please call the Malvern office on 01684 561411.

WHAT THREE WORDS: [///handyman.duty.sprawls](http://handyman.duty.sprawls)





Ground Floor

Approx. 117.0 sq. metres (1259.4 sq. feet)

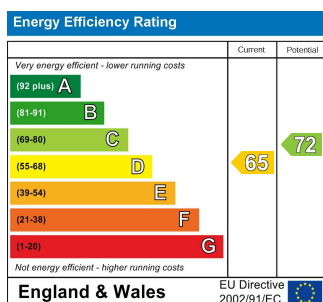


Total area: approx. 117.0 sq. metres (1259.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC

Material Information Report



TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected, oil. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Herefordshire District Council (01432 260000); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: D65 Potential: C72

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700. Local Education Authority: Herefordshire LA: 01432 260927

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