



**GENERAL INFORMATION**

**Tenure**  
Freehold.

**Services**  
All mains services are connected.

**Outgoings**  
Council Tax: Band E

**Viewing**  
By appointment through the Agents:  
Hereford Office  
8 King Street  
Hereford, HR4 9BW  
T: 01432 343477  
E: hereford@shandw.co.uk

Ledbury Office  
14 The Homend  
Ledbury, HR8 1BT  
T: 01531 631177  
E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

**Offers**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.  
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**  
MONDAY - FRIDAY 9.00 am - 5.30 pm  
SATURDAY 9.00 am - 12:30 pm

3 Bronte Drive  
Ledbury HR8 2FZ

**£435,000**



**DIRECTIONS**

From our office continue on The Homend towards the Hereford Road, at the roundabout take the second exit onto Leadon Way, at the next roundabout take the first exit into New Mills Way, take the first right into Browning Road, then first right again into Bronte Drive where the property can be found on the left hand side as indicated by the For Sale sign.



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

- Set within walking distance of Ledbury town centre.
- Detached House.
- Two Reception Rooms.
- Conservatory.
- Master Bedroom with Ensuite.
- Three Further Bedrooms.
- Enclosed Garden.
- Garage and Ample Off Road Parking.

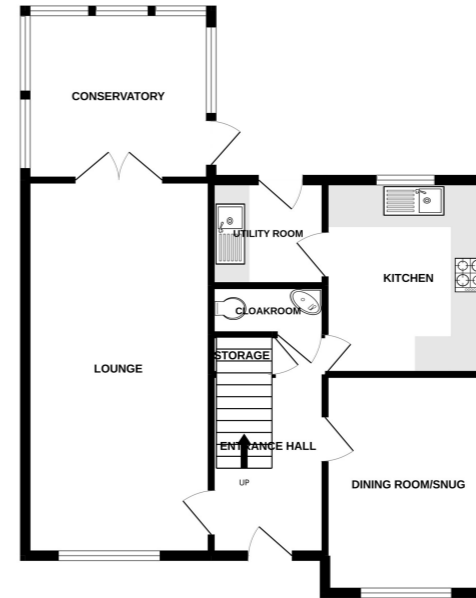
**Hereford 01432 343477**

**Ledbury 01531 631177**

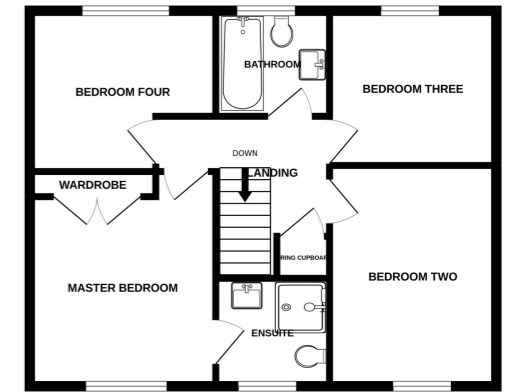




GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.  
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**3 Bronte Drive**

**Situation and Description**

3 Bronte Drive is situated within walking distance of Ledbury town centre. The property offers spacious accommodation throughout to include two reception rooms, conservatory, master bedroom with en-suite, three further bedrooms, enclosed garden, garage and ample off road parking.

In more detail the accommodation comprises:

**Ground Floor**

**Entrance Hall**

with wooden flooring, radiator, power points, door to Understairs Cupboard. Doors to:

**Cloakroom**

with low flush w.c., wash hand basin, radiator, tiled splashbacks.

**Lounge**

10' 7" x 21' 4" (3.23m x 6.50m) with window to front, two radiators, power points, T.V point, wall lights, double doors to:

**Conservatory**

9' 7" x 10' 6" (2.92m x 3.20m) with radiator, power points, doors to garden.

**Snug/Dining Room**

9' 7" x 12' 4" (2.92m x 3.76m) with window to front, radiator, power points.

**Kitchen**

9' 6" x 11' 1" (2.90m x 3.38m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in four ring gas hob with electric oven under and extractor hood over, eye level wall cupboards, space for fridge/freezer and dishwasher, tiled splashbacks, radiator, power points. Door to:

**Utility Room**

with door to rear, range of laminate worktops with cupboard and drawer under, inset stainless steel 1 1/2 bowl sink with drainer, eye level wall cupboard, wall mounted Potterton central heating boiler, space for washing machine and tumble dryer, tiled splashbacks, power points, radiator.

**First Floor**

**Landing**

with hatch to roof space, power points, Door to Airing Cupboard housing the hot water tank. Doors to:

**Master Bedroom**

10' 10" x 12' 3" (3.30m x 3.73m) with window to front, radiator, power points, range of fitted wardrobes. Door to:

**En-Suite**

with window to front, shower cubicle, low flush w.c., vanity unit with wash basin and cupboard under, ceiling spot lights, radiator.

**Bedroom Two**

9' 8" x 12' 3" (2.95m x 3.73m) with window to front, radiator, power points, range of fitted furniture to include wardrobes and bedside cabinets.

**Bedroom Three**

9' 8" x 8' 11" (2.95m x 2.72m) with window to rear, radiator, power points.

**Bedroom Four**

9' 8" x 8' 10" (2.95m x 2.69m) with window to rear, radiator, power points.

**Bathroom**

5' 07" x 7' 2" (1.70m x 2.18m) with window to rear, bath with shower over, wash basin with cupboard under, low flush w.c., shaver point, tiled splashbacks, radiator.

**Outside**

**Approach**

The property is approached from Bronte Drive via a path with adjacent gravelled foregarden with inset shrub and floral beds. To the side of the property is a tarmacadam driveway with parking for several cars leading to:

**Garage**

with up and over door, power and light connected, pedestrian door to side.

**Garden**

The rear garden can be accessed via a wooden

side gate and comprises a circular patio area with well stocked shrub and floral borders and wooden pergola over, feature raised pond. The garden is fenced on all sides.



**At a glance...**

- Lounge  
10'7 x 21'4 (3.23m x 6.50m)
- Conservatory  
9'7 x 10'6 (2.92m x 3.20m)
- Dining Room/Snug  
9'7 x 12'4 (2.92m x 3.76m)
- Kitchen  
9'6 x 11'1 (2.90m x 3.38m)
- Master Bedroom  
10'10 x 12'3 (3.30m x 3.72m)
- Bedroom Two  
9'8 x 12'3 (2.95m x 3.72m)
- Bedroom Three  
9'8 x 8'11 (2.95m x 2.72m)
- Bedroom Four  
9'8 x 8'10 (2.95m x 2.69m)
- Bathroom  
5'07 x 7'2 (1.70m x 2.18m)

**And there's more...**

- Detached House.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.

**Like the property?**

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.