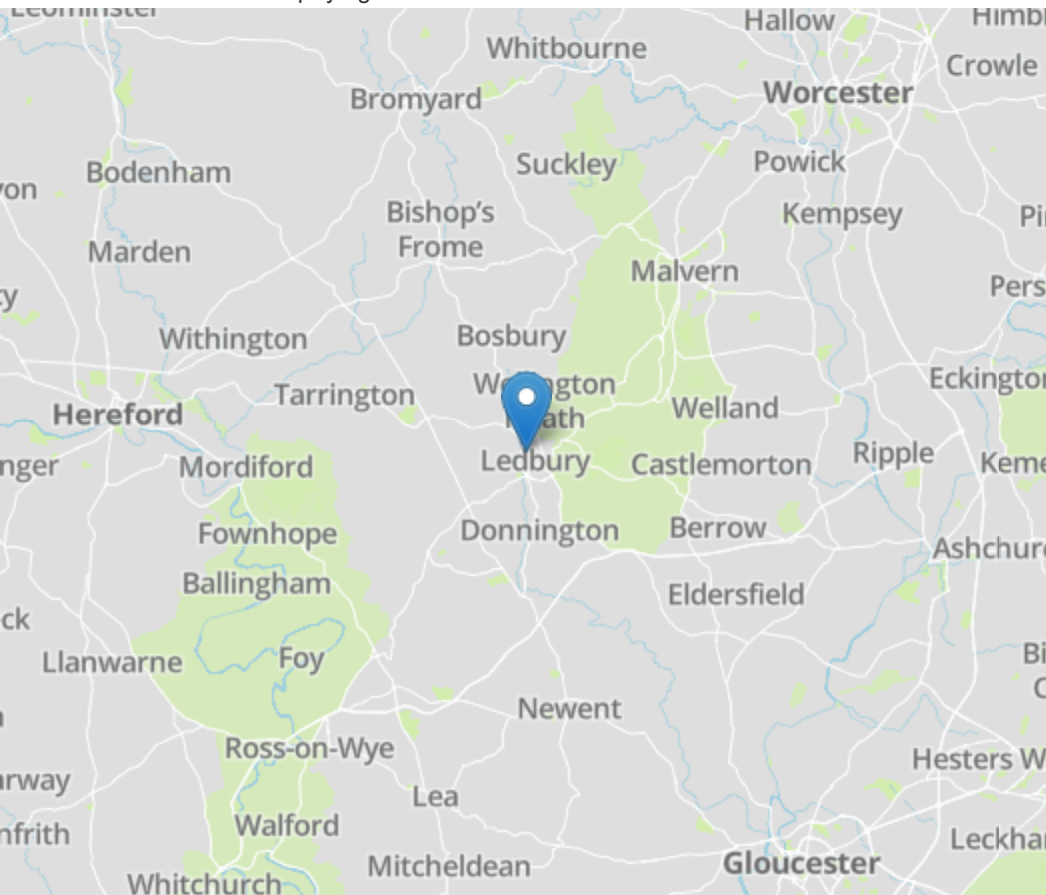




DIRECTIONS

From our office proceed on The Homend towards the railway station, continue onto the Hereford Road, at the roundabout take the second exit onto Leaddon Way, at the next roundabout take the first exit onto New Mills Way, take the first right into Browning Road, take the first right into Bronte Drive at the T junction turn right and number 41 can be found at the top of the cul-de-sac.

What3Words//clown.term.repaying//



GENERAL INFORMATION

Tenure

Freehold.

Services

All main 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

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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
	70	83

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.

41 Bronte Drive
Ledbury HR8 2FZ

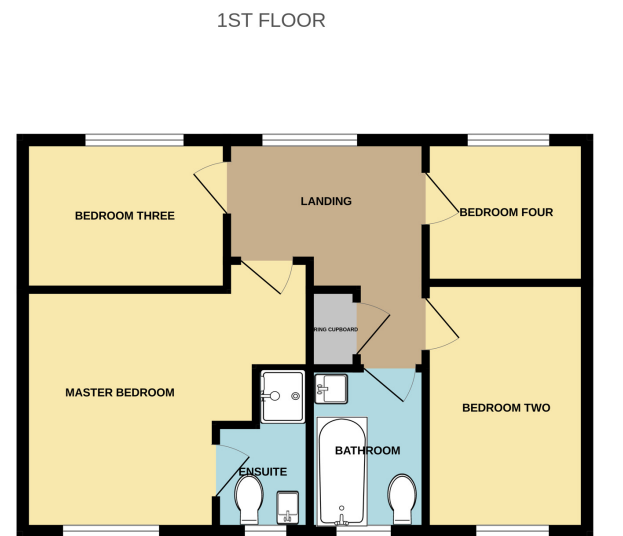
£395,000



- Set in a cul-de-sac location within walking distance of Ledbury town centre.
- A four bedroom detached house.
- Garage and Ample Off Road Parking.
- Gas central heating & UPVC double glazing
- Landscaped rear garden

Hereford 01432 343477

Ledbury 01531 631177



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41 Bronte Drive

Situation and Description

41 Bronte Drive is situated at the top of a quiet cul-de-sac with no passing traffic and comprises a very well presented and updated detached modern house offering four bedrooms, two bathrooms, Landscaped rear garden, garage and ample off road parking. In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, doors to:

Cloakroom

with window to front, low flush w.c., pedestal wash hand basin, tiled splashbacks, radiator.

Lounge

10' 11" x 18' 11" (3.33m x 5.77m) with window to front and double doors to rear opening onto the garden, Adam style fireplace with inset living flame fire with marble effect hearth, radiator, power points, T.V point.

Kitchen/Dining Room

5.56m x 5.98m MAX (18' 3" x 19' 7" MAX) with window to front and rear. Range of re-fitted units comprising worktops with large range of cupboards and drawers under, integrated electric hob, eye level double oven, integrated fridge/freezer and dishwasher, inset sink unit, range of eye level wall cupboards with extractor hood. Tiled splashbacks, power points, radiator. Door to :

Utility Room

6' 2" x 4' 5" (1.88m x 1.35m) with door to rear opening onto the garden, range of laminate worktop with space for washing machine and tumble dryer, wall mounted central heating boiler, radiator, tiled splashbacks, power points.

First Floor

Landing

with window to rear, power points. Doors to:

Master Bedroom

12' 9" x 11' 1" (3.89m x 3.38m) with window to front, radiator, power points, hatch to roof space. Door to:

En-Suite

with window to front, shower cubicle, low flush w.c., vanity unit with wash basin and cupboard under, radiator, tiled splashbacks, extractor fan.

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m) with window to front, radiator, power points.

Bedroom Three

9' 7" x 7' 11" (2.92m x 2.41m) with window to rear, radiator, power points.

Bedroom Four

8' 05" x 6' 11" (2.57m x 2.11m) with window to rear, radiator, power points.

Bathroom

with window to front, re-fitted suite comprising panelled bath with shower attachment over, vanity unit with inset wash basin, low flush w.c., shaver point, extractor fan, tiled splashbacks.

Outside

Approach

The property is approached from Bronte Drive via a tarmacadam driveway with gravelled foregarden which could provide additional parking if required, leading to:

Garage

with up and over door, power and light connected and personal door to:

Garden

The rear garden comprises a delightful feature of the property having been the subject of a TV make over by "Garden Rescue" and now offers a professionally landscaped ornamental patio area with mature borders and step down to a sunken sitting area with Pergola over, making it an ideal sun trap. There are further areas of gravelled beds with inset mature trees and shrubs and the whole garden is bounded by a brick wall topped with privacy trellis making it safe for children and pets.



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.

At a glance...

- ✔ Lounge
10'11 x 18'11 (3.33m x 5.77m)
- ✔ Kitchen/Dining Room
18'2 x 18'8max (5.56m x 5.98m max)
- ✔ Master Bedroom
12'9 x 11'1 (3.89m x 3.38m)
- ✔ Bedroom Two
11'5 x 8'6 (3.48m x 3.38m)
- ✔ Bedroom Three
9'7 x 7'11 (2.92m x 2.41m)
- ✔ Bedroom Four
8'5 x 6'11 (2.57m x 2.11m)

And there's more...

- ✔ Set in cul-de-sac location.
- ✔ Well Maintained Detached House.
- ✔ Four Bedrooms.
- ✔ Two Bathrooms.
- ✔ Professionally Landscaped Low Maintenance Garden.
- ✔ Garage and Ample Off Road Parking.