



**GENERAL INFORMATION**

**Tenure**  
Freehold.

**Services**  
All mains services are connected.

**Outgoings**  
Council Tax: Band D

**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**  
MON - THUR 9.00 am - 5.30 pm  
FRI 9.00 am - 5.00 pm  
SAT (Remotely) 9.00 am - 12:30 pm

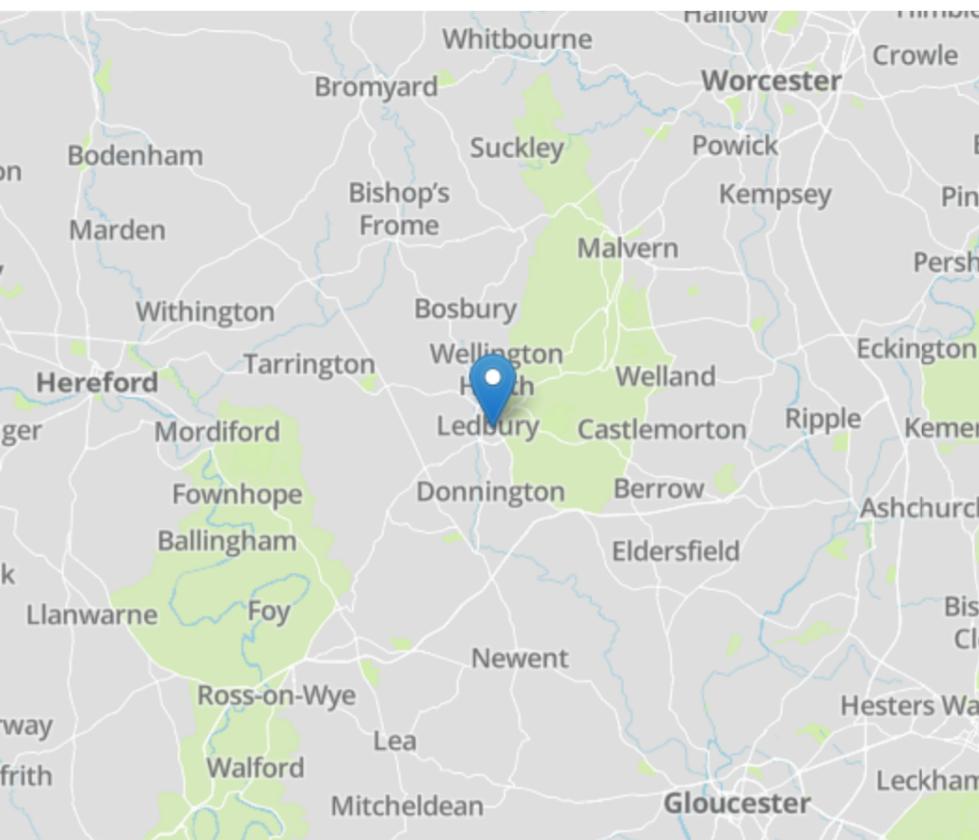
11 Sunshine Close  
Ledbury HR8 2DZ

**£350,000**



**DIRECTIONS**

From the office proceed on The Homend, at the traffic lights turn left onto the Hereford Road, at the roundabout take the first left into New Mills Way, take the first left into Viking Way, then first left again into Sunshine Close.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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 in a cul-de-sac location with no passing traffic.
- A well presented detached house.
- Two Reception Rooms.
- Conservatory.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Ample Off Road Parking.



GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.  
Made with Metropix ©2026

## 11 Sunshine Close

### Situation and Description

Sunshine Close is situated within the popular New Mills development within walking distance of Ledbury town centre. Number 11 is a well presented detached house offering two reception rooms, conservatory, three bedrooms, two bathrooms, enclosed garden, garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with window to front, radiator, power points, door to Storage Cupboards. Doors to:

#### Cloakroom

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

#### Lounge

10' 1" x 14' 1" (3.07m x 4.29m) with window to front, radiator, power points, T.V point, opening to:

#### Dining Room

9' 0" x 11' 0" (2.74m x 3.35m) with sliding door to rear, radiator, power points, wall

### Conservatory

10' 0" x 10' 0" (3.05m x 3.05m) with double doors to side opening onto the garden, radiator, power points, ceiling spot lights.

### Kitchen/Breakfast Room

9' 10" x 13' 0" (3.00m x 3.96m) with window to rear overlooking the garden, range of worktops with cupboards and drawers under, inset stainless steel 1 1/2 bowl sink, built-in ceramic hob with extractor hood over, eye level double oven, space for fridge/freezer and dishwasher, eye level wall cupboards, breakfast bar, tiled splashbacks, radiator, power points. Door to Entrance Hall. Door to:

### Utility Room

with window and door to rear, range of worktops with cupboard under, inset stainless steel sink with drainer, space for washing machine and tumble dryer, wall mounted central heating boiler, tiled splashbacks, door to Garage.

### First Floor

#### Landing

with hatch to roof space, power points, door to Airing Cupboard. Doors to:

### Master Bedroom

11' 11" x 11' 0" (3.63m x 3.35m) with window to front, radiator, power points, double doors to built-in wardrobes. Door to:

### En-Suite

with window to front, corner shower, low flush w.c., vanity unit with wash basin and cupboards under, fully tiled walls, ladder style radiator, extractor fan, shaver point.

### Bedroom Two

8' 0" x 12' 0" (2.44m x 3.66m) with window to rear overlooking the garden, radiator, power points, double doors to built-in wardrobe.

### Bedroom Three

11' 1" x 8' 0" (3.38m x 2.44m) with window to rear, radiator, power points.

### Bathroom

with window to side, panelled bath with shower over, low flush w.c., vanity unit with inset wash basin, tiled splashbacks, full tiled walls, radiator, extractor fan.

### Outside

#### Approach

The property is approached from Sunshine Close via a block paved driveway with parking for several cars. Includes electric car

### Garage

8' 11" x 16' 1" (2.72m x 4.90m) with up and over door, power and light connected, door to Utility Room.

### Outside

The rear garden be accessed via a wooden side gate and comprises a patio seating area, adjacent gravel, step onto a covered decked seating area, lawn with well stocked shrub and floral borders. The garden is enclosed on all sides.



## At a glance...

- Lounge  
10'1 x 14'1 (3.07m x 4.29m)
- Dining Room  
9' x 11' (2.74m x 3.35m)
- Conservatory  
10' x 10' (3.05m x 3.05m)
- Kitchen/Breakfast Room  
9'10 x 13' (3m x 3.96m)
- Master Bedroom  
11'11 x 11' (3.63m x 3.35m)
- Bedroom Two  
8' x 12' (2.44m x 3.66m)
- Bedroom Three  
11'1 x 8' (3.38m x 2.44m)

## And there's more...

- A well presented detached house.
- Two Reception Rooms.
- Conservatory.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Ample 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.