



**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**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

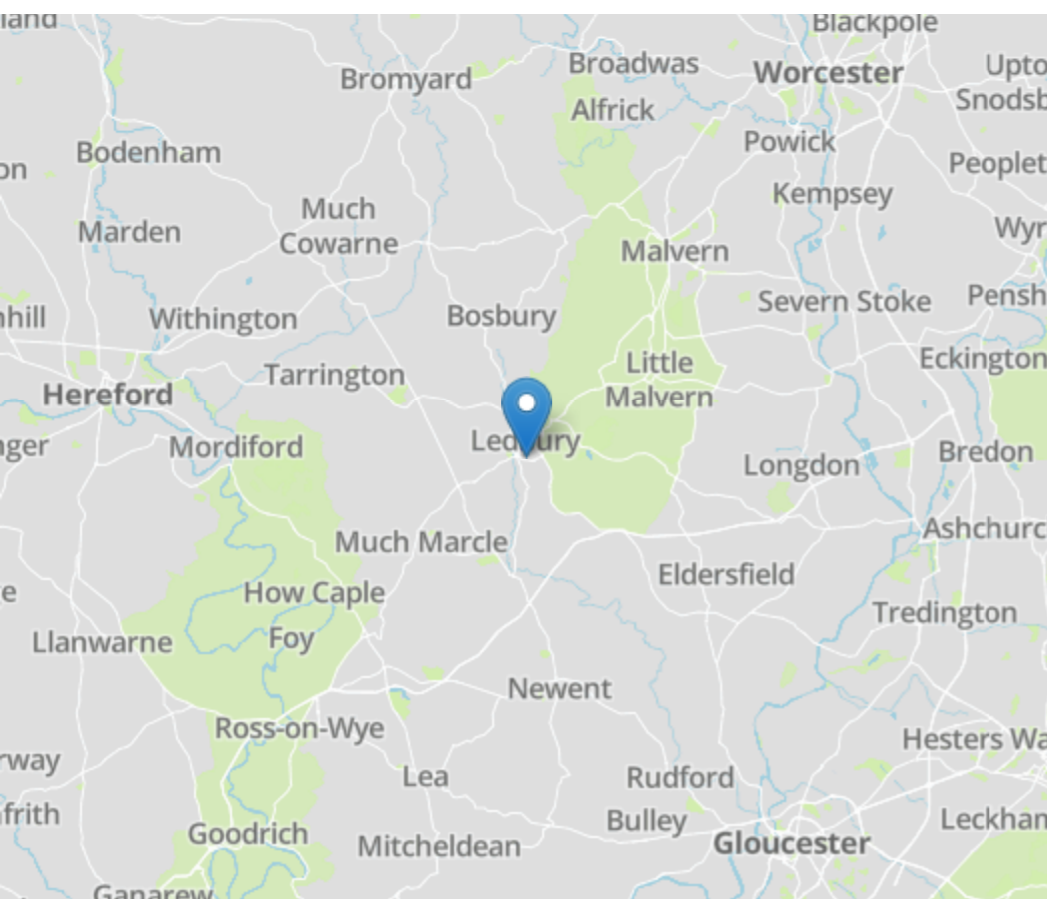
31 Hazle Close  
Ledbury HR8 2XX

**£465,000**



**DIRECTIONS**

From our office turn right into Bye Street, continue onto Bridge Street and then Lower Road, at the roundabout take the first exit onto Leaddon Way, at the next roundabout take the second exit, at the final roundabout take the first exit into Martins Way, turn right into Hazle Close where the property can be found on the right hand side.



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 an established residential location.
- An immaculately presented detached house.
- Two Reception Rooms.
- Conservatory.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.

**Hereford 01432 343477**

**Ledbury 01531 631177**





GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR  
593 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1359 sq.ft. (126.3 sq.m.) approx.  
Made with Metropix ©2025

## 31 Hazle Close

### Situation and Description

Hazle Close is situated within the established Deer Park estate on the south side of Ledbury, which is within easy walking distance of the town centre. The property offers immaculately presented accommodation throughout to include, two reception rooms, conservatory, four bedrooms, two bathrooms, delightful garden, garage and off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Reception Hall

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

#### Cloakroom

with window to front, low flush w.c., vanity unit with inset wash basin and cupboard under, tiled splashbacks, ladder style radiator.

#### Lounge

11' 8" x 14' 2" (3.56m x 4.32m) with bay window to front, feature Adam style fireplace with tiled surround and wooden mantle, radiator, power points, T.V point. Archway to:

#### Dining Room

9' 5" x 10' 6" (2.87m x 3.20m) with sliding patio doors to rear opening onto the garden, radiator, power points. Door to:

#### Kitchen/Breakfast Room

16' 3" x 10' 5" max (4.95m x 3.17m max) with two windows to rear overlooking the garden, range of worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with extractor hood over, eye level double oven, integrated dishwasher, washing machine and fridge/freezer, eye level wall cupboards, breakfast bar, tiled splashbacks, tiled flooring, power points, radiator. Door to:

#### Conservatory

16' 10" x 8' 7" (5.13m x 2.62m) with double doors to rear opening onto the garden, tiled flooring, power points.

### First Floor

#### Landing

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

#### Master Bedroom

12' 4" x 13' 2" (3.76m x 4.01m) with window to rear, radiator, power points, T.V point, double doors to built-in wardrobe. Door to:

#### En-Suite

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

#### Bedroom Two

8' 10" x 12' 4" (2.69m x 3.76m) with window to front, radiator, power points.

#### Bedroom Three

9' 4" x 11' 8" (2.84m x 3.56m) with window to rear overlooking the garden, radiator, power points.

#### Bedroom Four

9' 11" max x 10' 8" max (3.02m max x 3.25m max) with window to rear overlooking the garden, radiator, power points.

#### Bathroom

with window to rear, panelled bath with shower over with shower over, low flush w.c., pedestal wash basin, fully tiled walls, ladder style radiator, extractor fan.

### Outside

#### Approach

The property is approached from Hazle Close via a tarmac driveway with parking for two cars. Adjacent lawned foregarden bound

by mature hedging.

#### Garage

7' 10" x 18' 0" (2.39m x 5.49m) with up and over door, power and light connected.

#### Garden

The rear garden can be accessed via a wooden side gate and forms a delightful feature of the property comprising a decked seating area with adjacent lawn, block paved pathway leading to a gravelled area with Garden Shed and Summer House. The garden is bound on all sides and offers considerable privacy.



### At a glance...

- Lounge  
11'8 x 14'2 (3.56m x 4.32m)
- Dining Room  
9'5 x 10'6 (2.87m x 3.20m)
- Kitchen/Breakfast Room  
16'3 max x 10'5 max (4.95m x 3.17m max)
- Conservatory  
16'10 x 8'7 max (5.13m x 2.62m max)
- Master Bedroom  
12'4 x 13'2 (3.76m x 4.01m)
- Bedroom Two  
8'10 x 12'4 (2.69m x 3.76m)
- Bedroom Three  
9'4 x 11'8 (2.84m x 3.56m)
- Bedroom Four  
9'11 max x 10'8 max (3.02m x 3.25m max)
- Garage  
7'10 x 18' (2.39m x 5.49m)

### And there's more...

- Immaculately Presented.
- Detached House.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Delightful 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.