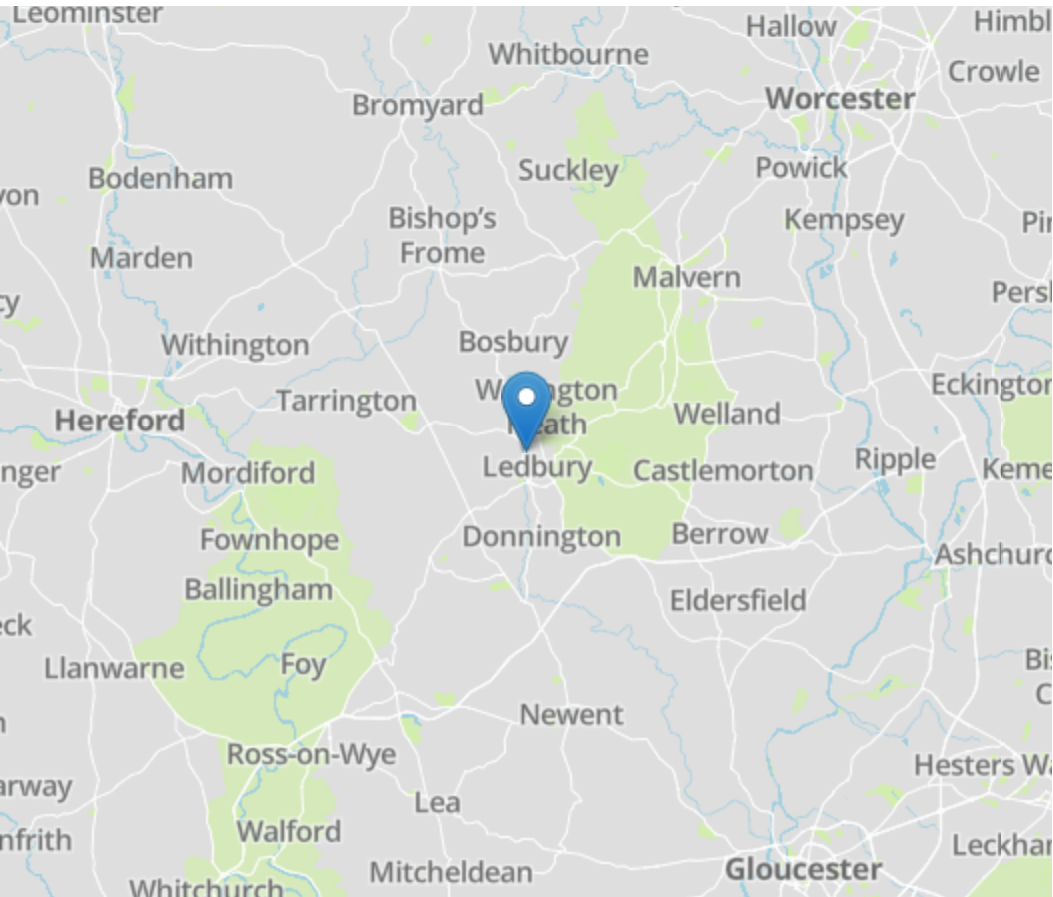




DIRECTIONS

From our office, proceed on The Homend, continue onto the Hereford Road, at the roundabout take the first exit onto New Mills Way, take the third right into Prince Rupert Road, take the first right into Lady Somerset Drive where the property can be found on the left hand side as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band C

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

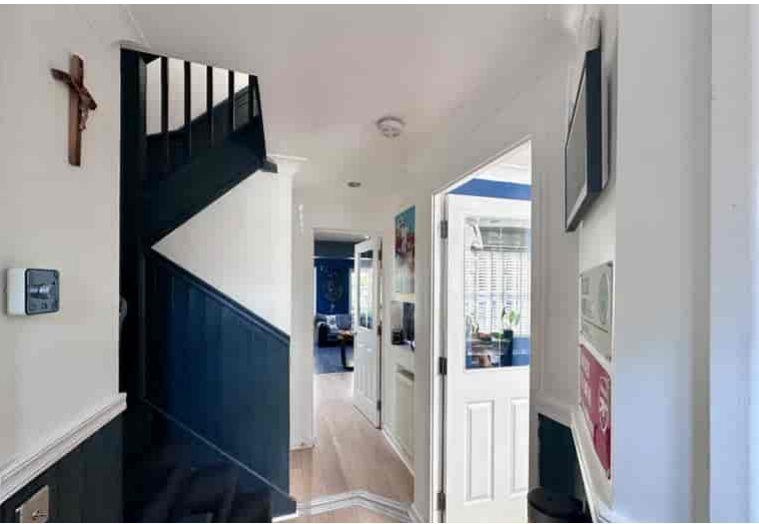
SAT (Remotely) 9.00 am - 12:30 pm

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	72	84
EU Directive 2002/91/EC		

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.

15 Lady Somerset Drive
Ledbury HR8 2FF

£285,000



- Set in a cul-de-sac location on the New Mills development.
- An extended semi-detached house.
- Large Kitchen/Dining/Family Room.
- Three Bedrooms.
- Private Garden.
- Useful Garage Room.
- Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



15 Lady Somerset Drive

Situation and Description

Lady Somerset Drive is a quiet cul-de-sac situated on the popular New Mills development which is within walking distance of Ledbury town centre. Number 15 offers extend accommodation to include sitting room/study, large kitchen/dining/family room, three bedrooms, bathroom, useful garage room, private enclosed garden and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with power points, door to Understairs Cupboard, doors to:

Cloakroom

with window to front, low flush w.c., wash basin, tiled splashbacks, radiator, ceiling spot lights.

Sitting Room/Study

9' 9" x 11' 7" (2.97m x 3.53m) with window to front, radiator, power points, ceiling spot lights, laminate flooring.

Large Kitchen/Dining/Family Room

Kitchen Area: 19' 9" x 7' 4" (6.02m x 2.24m) with range of worktops with cupboards and drawers under, inset circular stainless steel sink and drainer, built-in four ring gas hob with stainless steel extractor hood over, space for American style fridge/freezer and dishwasher, tiled splashbacks, ceiling spot lights, further area with worktops with space for washing machine and tumble dryer, wall mounted Worcester central heating boiler. Large opening to:

Dining/Family Area: 16' 9" x 10' 6" (5.11m x 3.20m) with sets of double doors opening onto the garden, door to side, feature vaulted ceiling with four Velux windows, feature wall mounted Living Flame electrci fire, radiator, power points, laminate flooring, ceiling spot lights.

First Floor

Landing

with hatch to roof space, power points, doors to:

Bedroom One

11' 6" x 9' 6" (3.51m x 2.90m) with window to rear, radiator, power points, ceiling spot lights, double doors to built-in wardrobes.

Bedroom Two

11' 6" x 7' 9" (3.51m x 2.36m) with window to front, radiator, power points, ceiling spot lights, double doors to built-in wardrobe.

Bedroom Three

8' 2" x 7' 8" (2.49m x 2.34m) with window to rear, radiator, power points, ceiling spot lights.

Bathroom

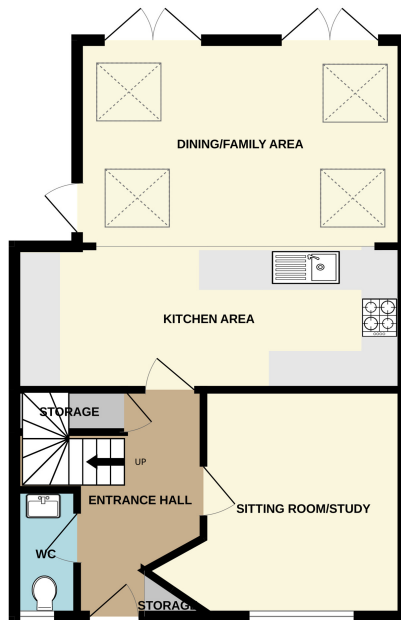
with window to front, panelled bath with shower over, low flush w.c., vanity unit with wash basin and cupboards under, tiled splashbacks, ceiling spot lights, extractor fan, ladder style radiator.

Outside

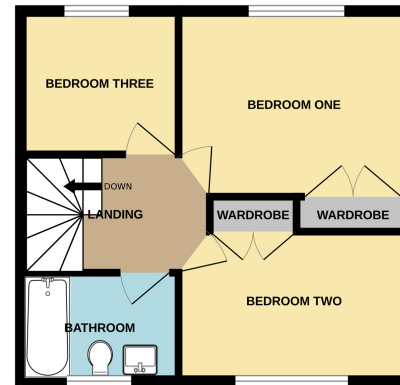
Approach

The property is approached from Lady Somerset Drive via a tarmacadam driveway with adjacent gravelled foregarden.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.
Made with Metropix ©2025

Garage/Office Room

To the front of the garage is an up and over door with shelving. Accessed from the garden via a double glazed door is a useful office room with power and light connected, opening to a shower area with low flush w.c, wash basin and shower cubicle.

Garden

The rear garden comprises a patio seating area, with adjacent ornamental pond with water feature, mature shrub and floral beds, a further raised patio and covered BBQ area. The garden is enclosed on all sides an offers considerable privacy.



At a glance...

- ✔ Sitting Room/Study
9'9 x 11'7 (2.97m x 3.53m)
- ✔ Kitchen Area
19'9 x 7'4 (6.02m x 2.24m)
- ✔ Dining/Family Area
16'9 x 10'6 (5.11m x 3.20m)
- ✔ Bedro0m One
11'6 x 9'6 (3.51m x 2.90m)
- ✔ Bedroom Two
11'6 x 9'6 (3.51m x 2.36m)
- ✔ Bedroom Three
8'2 x 7'8 (2.49m x 2.34m)

And there's more...

- ✔ An extended semi-detached house.
- ✔ Large Kitchen/Dining/Family Room.
- ✔ Three Bedrooms.
- ✔ Private Enclosed Garden.
- ✔ 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.