



WESTON UNDER PENYARD

Offers over **£450,000**



7 ARICONIUM PLACE

Ross on Wye, Herefordshire HR9 7HF



Detached family home
Four good sized bedrooms
Immaculately presented throughout

This four-bedroom, detached home is located in Weston-Under-Penyard, which is a popular village located just outside the market town of Ross on Wye. The property is in immaculate condition throughout and would make the perfect family home.

Located in the popular village of Weston-Under-Penyard situated just outside the market town of Ross on Wye this four-bedroom, detached family home is situated within a short distance of local amenities, schooling and the A40. Ross on Wye is near to the beautiful Wye Valley, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.



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- ### KEY FEATURES
- Detached property
 - Four good sized bedrooms
 - En-suite shower room
 - Immaculately presented throughout
 - Highly desired location
 - Driveway and garage



STEP INSIDE



Upon entering the property, you are greeted by the spacious entrance hall which leads you through to the kitchen, lounge, dining room and downstairs cloakroom.

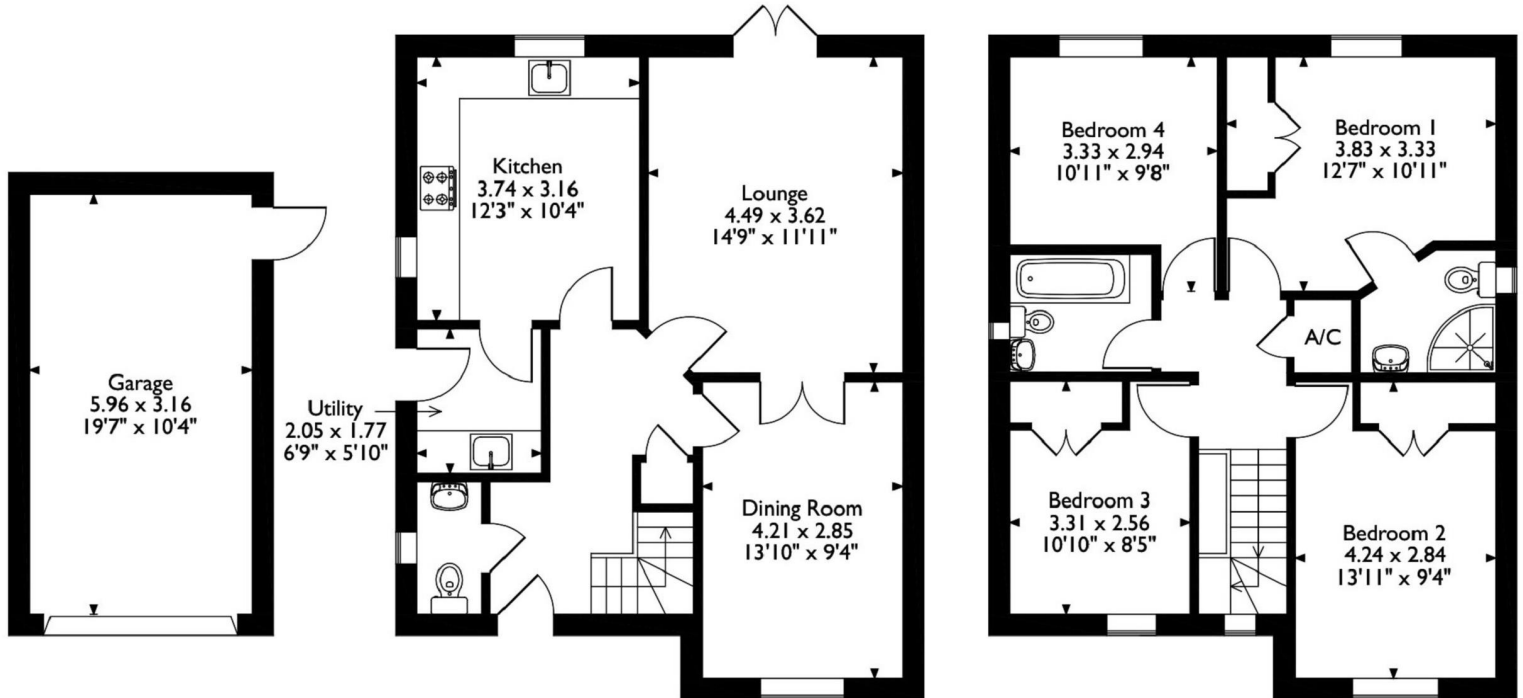
The modern fitted kitchen has high gloss wall and base units and benefits from having integrated appliances to include a fridge/freezer, dishwasher, four ring gas hob and double oven with grill. A door from the kitchen leads into the utility room where you have for a washing machine and extra storage space. The utility has a door leading out to the driveway at the side of the property.

The lounge is a generous size with French doors leading out to the garden and double doors opening into the dining area to create a more open plan feel, perfect for when entertaining with family and friends.

To the first floor you will find four good size bedrooms and a family bathroom. The principal bedroom has the added benefit of an ensuite shower room which is fitted with a modern, three-piece shower suite.

Three of the bedrooms also have the benefit of built in wardrobe space. The family bathroom includes a three-piece suite with overhead shower.

Approximate Gross Internal Area
Main House = 114 Sq M/1228 Sq Ft
Garage = 19 Sq M/205 Sq Ft
Total = 133 Sq M/1433 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



To the front of the property, you will find the driveway with off road parking for two cars. The driveway leads down to the garage. The garage also has an internal door leading into the garden. The rear garden is mainly laid to lawn with two patio areas, perfect for sitting out and enjoying the sun. A gate from the garden leads you out to the driveway.

INFORMATION

Postcode: HR9 7HF
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: B



DIRECTIONS

From Ross on Wye take the A40 towards Weston-Under-Penyard follow the road for around 1.8 miles where you will then take a right turn onto Ariconium Place follow the road round and you will find the property on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92-100)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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