



## ROSS-ON-WYE

Guide price **£400,000**



# 17 SUGARLOAF CRESCENT

Ross-on-Wye, Herefordshire HR9 5JB



Modern detached house

Bright, open-plan living

Spacious garden, parking and garage

Located in the desirable town of Ross-on-Wye, this well-presented detached home combines modern living with a welcoming atmosphere. The property features an attractive exterior of brick with elegant white detailing, and has landscaped gardens that enhance its curb appeal. Inside, natural light floods the open-plan dining/living area, as well as having a separate lounge, creating a warm and inviting environment.

The spacious kitchen includes modern cabinetry and integrated appliances, ideal for everyday cooking and entertaining. The connected utility area adds practicality to the home. The living/dining space overlooks the garden, making mealtimes enjoyable. With multiple bedrooms and stylish bathrooms, this home provides comfort for the whole family.

The local area is well-served with amenities, schools, and walks straight out the front door, making it a wonderful place to settle down.



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£400,000



## KEY FEATURES

- Modern detached house with 3 bedrooms
- Bright, open-plan living and dining areas
- Stylish kitchen with integrated appliances
- Convenient utility area and modern bathrooms
- Spacious garden with seating and greenery
- Parking and garage



# STEP INSIDE



Upon entering, you are greeted by bright and airy living spaces that offer a sense of openness.

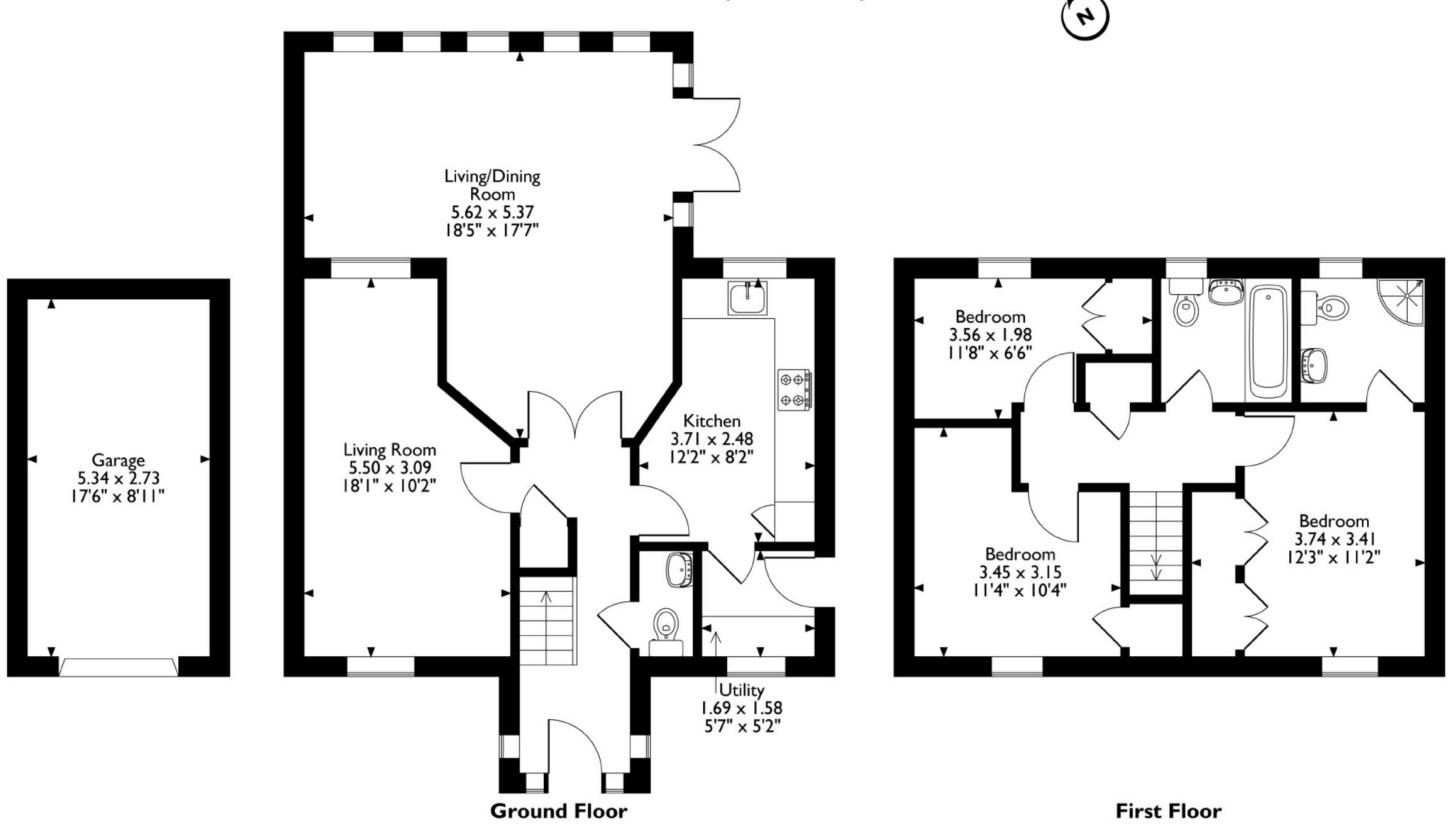
The main living room features high ceilings and large windows, which create an uplifting atmosphere. This room flows effortlessly to the dining area, enhancing the home's sociability.

The modern kitchen is designed with a sleek colour scheme and light cabinetry, providing ample worktop space for cooking. Integrated appliances streamline daily tasks while maintaining a contemporary look.

Adjacent to the kitchen is a convenient utility area, catering to laundry needs and additional storage.



Approximate Gross Internal Area  
 Main House = 108 Sq M/1163 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 123 Sq M/1324 Sq Ft



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.

The bedrooms are thoughtfully designed, benefiting from large windows that ensure ample natural light. Each space is generously sized, allowing for comfortable furnishings and personal touches.

The family bathroom and en-suite continue the contemporary theme, featuring neutral tiles and modern fixtures, ensuring a relaxing retreat.

# STEP OUTSIDE



The exterior of the property is as appealing as the interior. A landscaped front garden welcomes you, complete with neat pathways and planted pots that add character. The driveway provides ample parking, in front of a garage that offers additional convenience.

At the rear, the spacious garden is a versatile outdoor space, featuring a combination of paved and gravel areas bordered by greenery and flowers. This garden is ideal for socialising or simple relaxation. This well-maintained outdoor area, along with French doors leading outside, invites opportunities for al fresco dining and gardening.

## INFORMATION

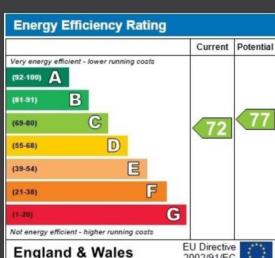
Postcode: HR9 5JB  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

[///texts.tower.immune](http://texts.tower.immune)



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