



ROSS-ON-WYE

Guide price **£400,000**



ARCHER & Co

www.archerandco.com

To book a viewing call 01989 768484

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.



Guide price
£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

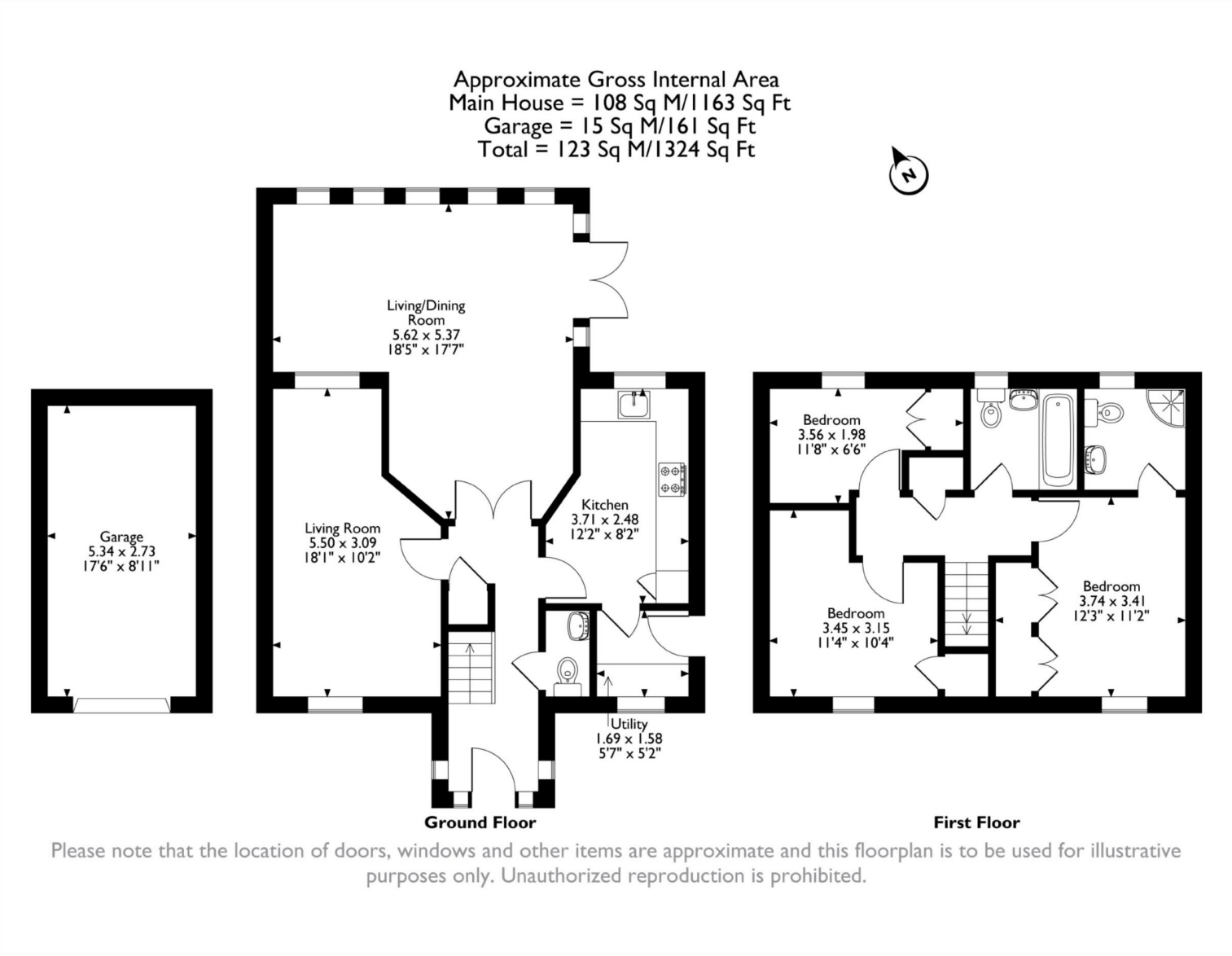


Upon entering, you are greeted by bright and airy living spaces that offer a sense of openness.

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.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	72	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.