

# The Rickyard Yew Tree Close, Whitchurch, Ross-On-Wye



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## The Rickyard

### Yew Tree Close, Whitchurch, Ross-On-Wye

Tucked away in a small select cul-de-sac in a desirable village location, is this substantial, detached four-bedroom family home. Enjoying extensive accommodation across two floors, the property enjoys excellent levels of natural light with attractive views of surrounding countryside. Low maintenance rear garden and sun terrace, ample off-road parking and stone two bay carport.

**Asking price of £610,000 Freehold**

Constructed in stone with a painted rendered and part wooden cladded exterior with inset wooden framed windows and doors set under pitched tiled roofs. Internal features include; moulded skirting boards and architraves, vertically boarded doors, an exposed stone fireplace and a combination of wooden, stone and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from a wooden vertically boarded front door into:**

#### **ENTRANCE HALLWAY:**

Two windows to front elevation. Staircase with wooden balustrading and square newel posts up the first-floor landing area. Doors into the following:

#### **OPEN PLAN KITCHEN/DINING ROOM:**

#### **KITCHEN: 5.60m x 3.90m (18'4" x 12'10")**

Window to front and window to side. Wooden worktop along two sides, inset double Belfast style sink and tiled splashback surround. Two ring Neff hob and four oven oil fired Rayburn cooker with concealed extraction fan above. A range of cupboard and drawers with space and plumbing for dishwasher. Complementary central island with a range of cupboards and drawers set under. Matching wall mounted cabinets with glazed fronts. Space for American style fridge/freezer. Wide opening into:

#### **DINING ROOM: 3.31m x 2.49m (10'10" x 8'2")**

An incredibly bright room with windows to back and sides and a pair of French doors out to the rear garden and sun terrace.

**UTILITY ROOM: 1.79m x 2.22m (5'10" x 7'3")**

Door to the back. Wooden worktop along one wall with inset ceramic sink and tiled splashback surround. Space and plumbing set under for washing machine/tumble dryer.

**CLOAK ROOM:**

A white suite comprising a low-level WC and pedestal wash basin. Chrome ladder style radiator. Extraction fan at high level.

**BEDROOM/STUDY: 3.71m x 2.57m (12'2" x 8'5")**

Window to back with garden views.

**LIVING ROOM: 5.59m x 3.88m (18'4" x 12'9")**

Picture window to front and French doors to back out to sun terrace. Protruding stone chimney breast set on a matching heath with open grate fire and mantel over.

**From the entrance hallway, up stairs to:****FIRST FLOOR LANDING:**

Picture window to front. Roof access hatch. Airing cupboard housing water cylinder. Doors into the following:

**FAMILY BATHROOM:**

Frosted window to back. White suite comprising a low-level WC, pedestal wash basin, bath with panelled front and shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator.

**BEDROOM THREE: 3.16m x 2.71m (10'4" x 8'11")**

Window to back with garden and countryside views.

**BEDROOM TWO: 3.89m x 2.76m (12'9" x 9'1")**

Picture window to front.

**BEDROOM FOUR: 3.69m x 2.47m (12'1" x 8'1")**

Window to back with garden views.

**BEDROOM ONE: 3.89m x 3.70m (12'9" x 12'2")**

Picture window to front. Door into walk-in wardrobe with hanging rail, shelving and ample storage. Power and light. Door into:

**EN-SUITE SHOWER ROOM:**

Frosted window to back. A white suite comprising a low-level WC, vanity unit with inset wash basin and corner shower enclosure with mixer valve, rain shower head and sperate handheld attachment. Chrome ladder style radiator. Extraction fan at high level.

**OUTSIDE:**

To the front of the property, there is parking for multiple vehicles, along with additional covered parking provided by a stone-built, two-bay carport with a concrete base and tiled roof. The garden is set behind the property and wraps around three sides with a low maintenance lawned area. Adjoining the living room and dining room is an extensive sun terrace which creates an ideal space for alfresco dining and entertaining.

**SERVICES:**

Mains electric, water and drainage, oil fired central heating system. Council Tax Band F. EPC Rating tbc.

**DIRECTIONS:**

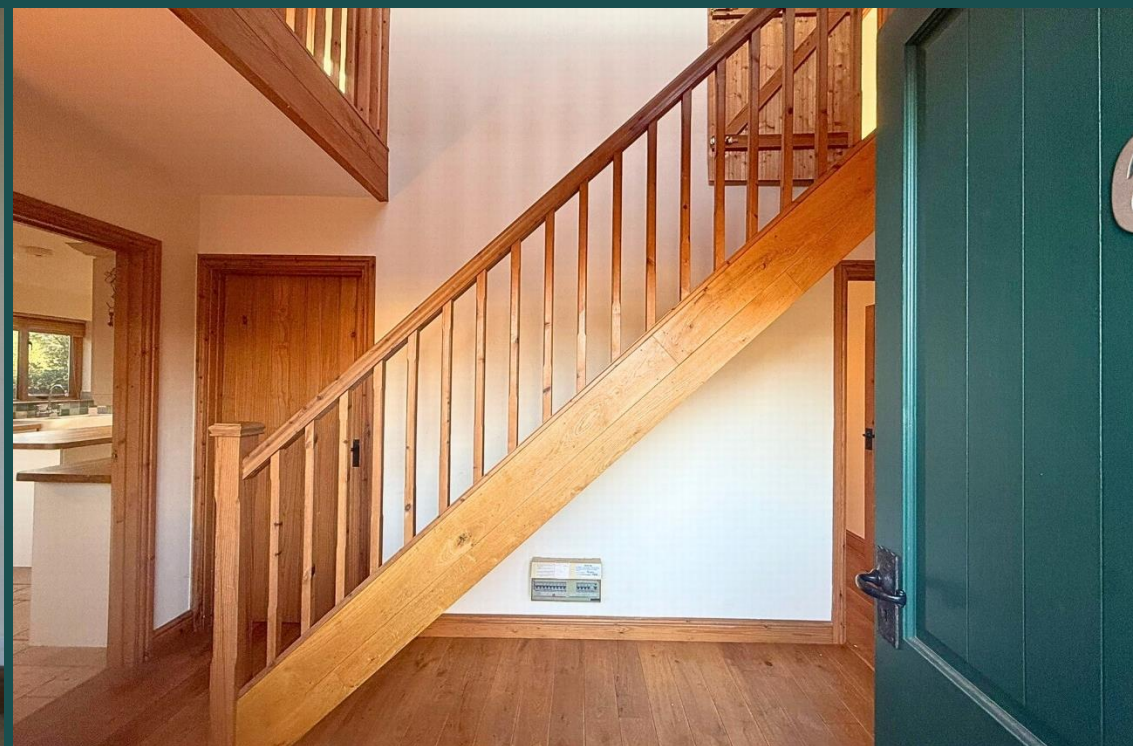
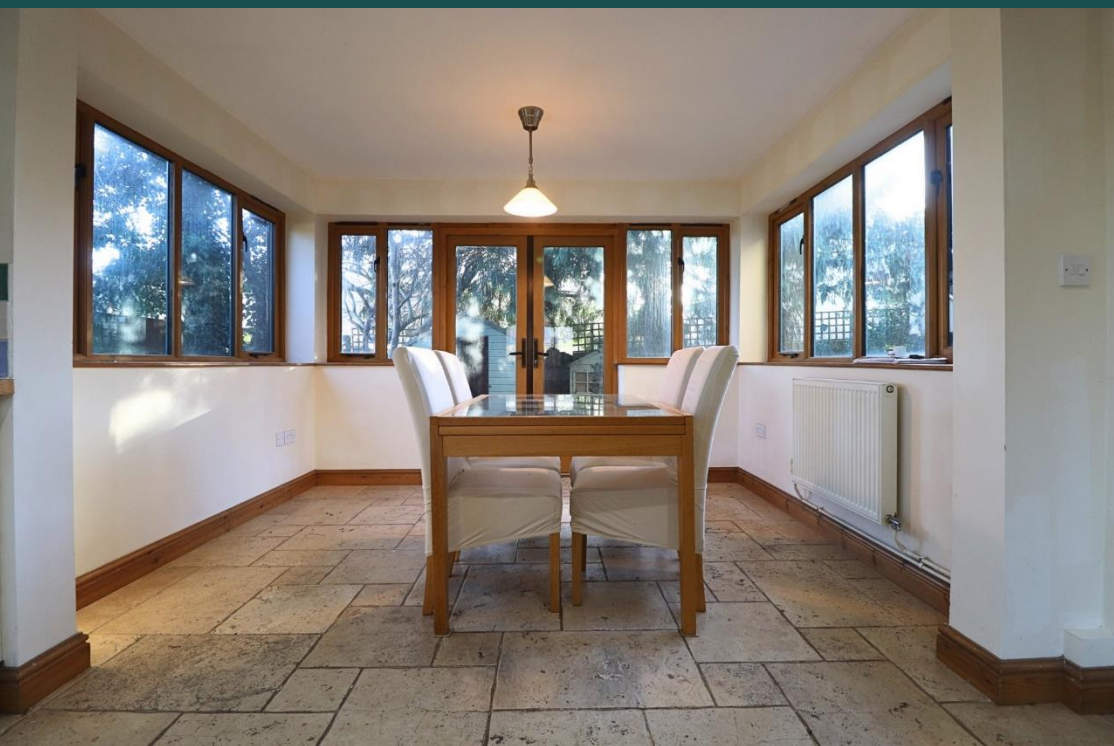
Heading from Monmouth on the A40, take the Whitchurch exit on the left. Continue to the end of the road, then turn left at the junction onto Llangrove Road. Follow the road uphill and take the first left onto Yew Tree Close. Immediately follow the road around to the left, where The Rickyard can be found beneath the stone archway on the right.

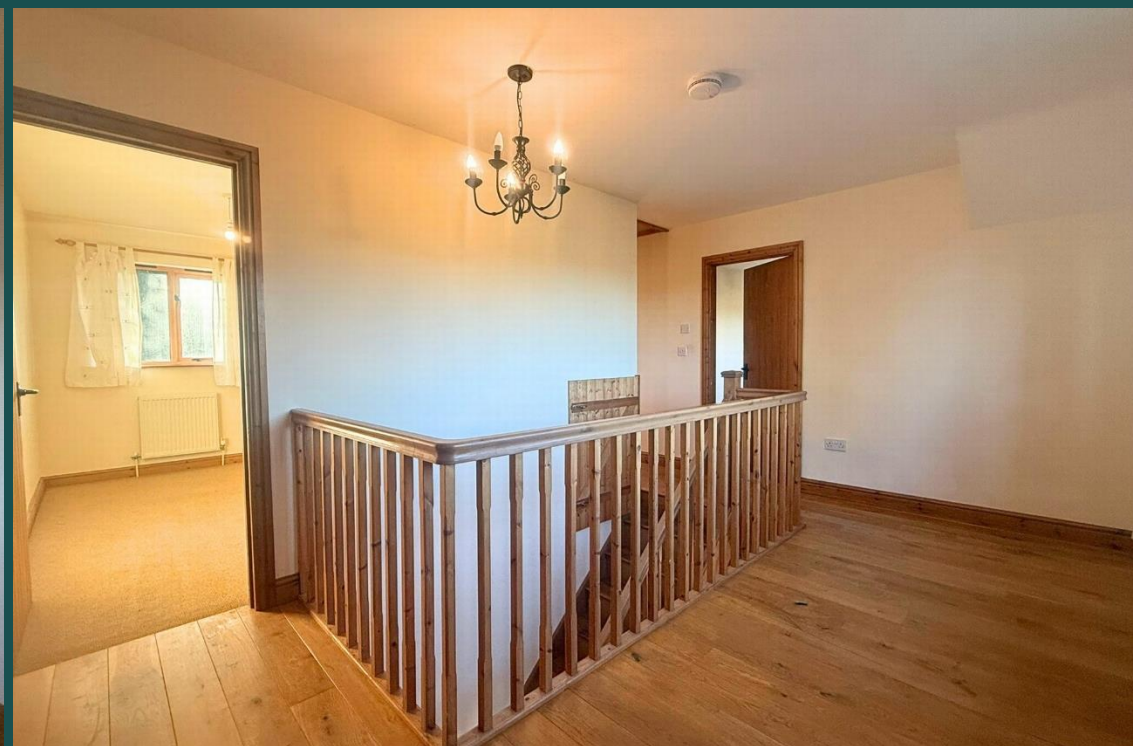
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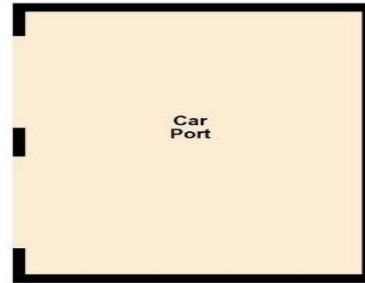
**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









Total area: approx. 192.1 sq. metres (2067.3 sq. feet)

