



Highbury Terrace Offers in the Region of **£260,000**

- Splendid views across delightful Wye Valley
- Tastefully extended semi-detached
- Lawned Garden and viewing terrace
- Feature Private Parking
- Well presented character accommodation
- EPC Rating: D



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About the property

Incredible views above the Wye Valley. Lawned garden with terrace and parking area. Flexible modern stylish accommodation. Viewing highly recommended.

Enjoying a slightly elevated setting above the pretty Wye Valley village of Redbrook, with pleasant community, local shop and primary school. Boasting stunning far reaching views, particularly from the feature decked terrace to front side. Extensive front garden with convenient wide parking bay, just off the lane. The original property has been substantially extended, carefully creating a modern and versatile living arrangement, with convenient stylish open plan area. (Certain areas requiring completion work.) The well presented accommodation offers comfortable room for a family, desiring a degree of privacy on the upper floor. Most rooms benefit from fine views, with the rear aspect overlooking farmland. The accommodation comprises; Entrance Hall, staircase to first floor, Sitting Room with bay window overlooking views to front aspect, feature fireplace with inset woodburner, exposed wooden floorboards. Superb Dining Room with French doors to sun terrace, open plan through into modern fitted Kitchen with rooflight and window to rear. Range of gloss fronted base and wall cupboards with inset hob and oven. Separate Utility Room with door to Cloakroom/WC. On the First Floor; main sizeable Bedroom with walk-through Dressing Room/Nursery, Bedroom 2 window to front aspect, with views, Contemporary styled Bathroom. Bedroom 3/Study. Staircase from the landing to the loft area with enviable views from the two rooflights.





Accommodation

Entrance Hall

Sitting Room

13' 6" x 11' (4.11m x 3.35m)

Dining Room

18' 1" x 10' 1" (5.51m x 3.07m)

Kitchen

10' 3" x 10' (3.12m x 3.05m)

Utility Room

6' 8" x 6' 1" (2.03m x 1.85m)

Cloakroom

First Floor

Bedroom 1

10' 4" x 9' 7" (3.15m x 2.92m)

Dressing Room

6' 11" x 6' 7" (2.11m x 2.01m)

Bedroom 2

11' 6" x 10' (3.51m x 3.05m)

Study/Bedroom 3

6' 7" x 4' 4" (2.01m x 1.32m)

Bathroom

Second Floor

Attic Room Area

16' 6" narrowing to 10' 6" x 11' (5.03m narrowing to 3.20m x 3.35m)
Restricted head height.

Floorplan



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