

# The *ASHCOMBE* (Plots 17, 33, 34 & 37)

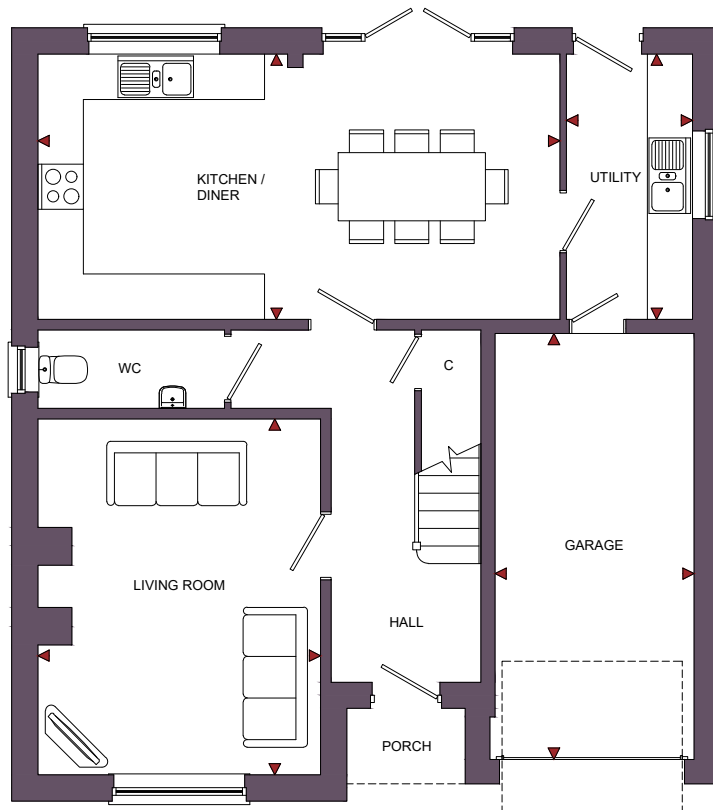
4 Bedroom Detached Home



# The **ASHCOMBE** (Plots 17, 33, 34 & 37)

4 Bedroom Detached Home

ROOM	IMPERIAL / "	METRIC / mm
Living Room	12' 3" x 15' 6"	3740 x 4710mm
Kitchen / Diner	22' 8" x 11' 6"	6904 x 3510mm
Utility	5' 6" x 11' 6"	1668 x 3510mm
Garage	8' 8" x 18' 6"	2635 x 5635mm



GROUND FLOOR

**TOTAL FLOOR AREA**  
1494ft<sup>2</sup> / 138.8m<sup>2</sup>

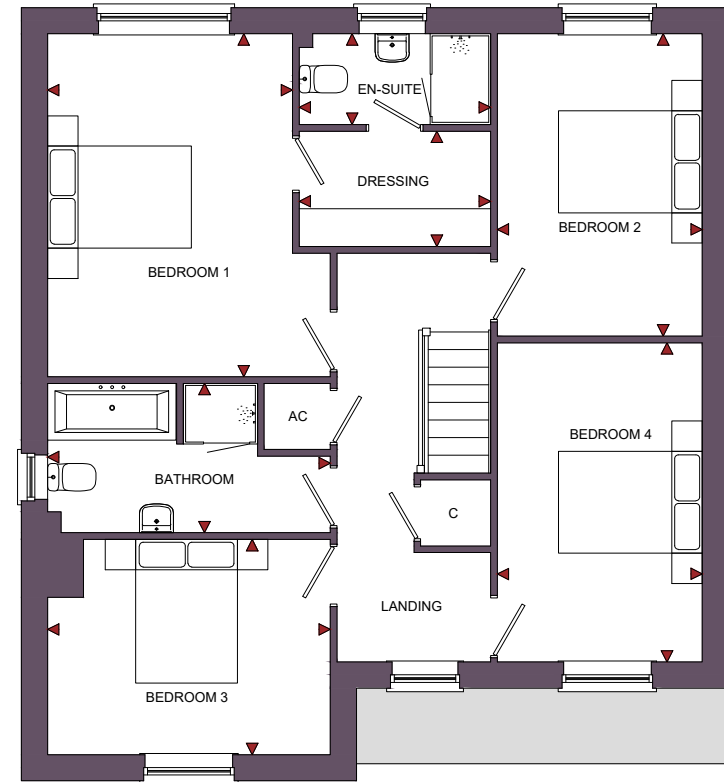
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# Willow Walk

Lea, Ross-on-Wye, HR9 7ND

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	10' 8" x 14' 11"	3240 x 4537mm
Bedroom 2	8' 11" x 13' 2"	2712 x 3999mm
Bedroom 3	12' 3" x 9' 4"	3740 x 2847mm
Bedroom 4	8' 11" x 13' 10"	2712 x 4224mm
Bathroom	12' 3" x 6' 6"	3740 x 1975mm
En-Suite	8' 4" x 3' 11"	2532 x 1200mm
Dressing Room	8' 4" x 5'	2532 x 1525mm



FIRST FLOOR

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**Willow Walk, Lea, Ross-On-Wye, Herefordshire, HR9 7ND**

## **The Ashcombe**

### **Key Features/Included Specification**

- Help to Buy Available
- Choice of Kitchen and Worktops
- Choice of Wall and Floor Tiles to Kitchen and Bathrooms
- Choice of Carpets
- Hardwood Staircase & Internal Doors
- AEG Double Oven, Hob & Chimney Hood
- AEG Fully Integrated Dishwasher & Full Height Fridge/Freezer
- Downlighters to Kitchen and Bathrooms
- Under Pelmet Lighting to Kitchen
- Choice of Electric Fire and Surround
- Fully Integrated Security System
- Open Plan Kitchen/Dining Area with French Doors to Rear Garden
- Large Lounge
- Utility
- Downstairs W/C
- Dressing Room & En-Suite to Master Bedroom
- 4 Double Bedrooms
- Integral Garage with 3 Additional Parking Spaces
- Great Location in Popular Village