

FOR  
SALE



30 Chestnut Way, Bromyard, Herefordshire HR7 4LG

£395,000 - Freehold

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## PROPERTY SUMMARY

This beautifully presented 4 bedroom detached home is nestled away in the popular residential location of Chestnut Way, on the outskirts of Bromyard.

Bromyard offers a good range of shopping, schooling and recreational amenities, and is also well placed for access to the Cathedral Cities of Hereford and Worcester (14 miles), Ledbury and Leominster (12 miles).

The property offers spacious accommodation, featuring 4 bedrooms (1 en-suite), large living room and kitchen, separate dining room, conservatory, private South facing rear garden with open countryside views, EV charging point, separate garage and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular residential location*
- *4 bedroom detached house*
- *Gas Central Heating & Double Glazing*
- *Conservatory and Garage*
- *EV charging point*
- *En suite shower room*



## ROOM DESCRIPTIONS

### Porch Entrance

Composite front door into

### Hallway

With fitted carpet, radiator, carpeted stairs, smoke alarm, ceiling light point, double glazed window to front and doors to

### Downstairs Cloak Room

With feature tiled floor, vanity wash hand basin with tiled surround, cupboard under and mixer tap over, low flush WC, radiator, obscure double glazed window to front aspect, fuse box.

### Useful Storage cupboard

With hanging rail and wooden shelving.

### Kitchen

With a range of matching wall and base units, ample work surfaces with up stands and tiled splash backs, stainless steel sink with mixer tap over, space for washing machine, Smeg integrated dish washer, Belling dual fuel cooker with 2 electric ovens, warming drawer, 6 standard gas burners, a wok burner and a warming zone with Belling extractor hood over, space for American fridge freezer, cupboard housing gas boiler, integrated microwave, tiled floor, radiator, double glazed window to rear aspect, ceiling spot lights and composite part double glazed stable door to outside and door to

### Dining Room

With fitted carpet, ceiling light point, double glazed sliding door into the Conservatory and archway into the

### Lounge

With fitted carpet, Runswick inset multi fuel stove with marble hearth and wooden mantle, double glazed window to the front aspect, double glazed window to the side aspect, TV Ariel point, dado rail, 2 ceiling light points and useful under stairs storage.

### Conservatory

New double glazed large windows, wood effect flooring, window and roof blinds, Polycarbonate roof and double glazed patio doors into rear garden.

### Upstairs Landing

With fitted carpet, ceiling light point, smoke alarm, loft access hatch, airing cupboard housing hot water cylinder and wooden slatted shelving, doors to.

### Bedroom 1

With fitted carpet, built in wardrobes with hanging rail, shelving and additional shelving in the mid section, radiator, ceiling light point, double glazed window to the front aspect, door to en suite shower room.

### En Suite Shower Room

With fully tiled walk in shower cubicle with electric shower fitment, glazed door and tiled alcove shelf, low flush WC, vanity wash hand basin with mixer tap over and drawers beneath, double glazed obscure window to the side aspect, ceiling spot lights and extractor fan.

### Bedroom 2

With fitted carpet, radiator, ceiling coving, ceiling spot lights, and double glazed window to the rear aspect.

### Bedroom 3

With fitted carpet, ceiling coving and ceiling light point, built in double wardrobe with shelf and hanging rail, radiator and double glazed window to the rear.

### Bedroom 4

With fitted carpet, 2 double glazed windows to the front aspect, radiator, ceiling light point and ceiling coving.

### Bathroom

White suite comprising double ended panelled bath with electric shower fitment over, and glazed shower screen, tiled wall, wash hand basin with mixer tap over, low flush WC, radiator, obscure double glazed window to the rear aspect, and ceiling light point.

### Outside

The front of the property is approached via a paved footpath, leading you to the entrance, and there is a small lawned area bordered with shrubs and mature trees providing privacy.

### To the Rear:

The rear garden is mostly laid to lawn with a paved patio area across the rear of the property. The patio area leads to an additional seating space to the side, offering the perfect place for entertaining guests.

A raised brick area (formerly a pond) provides numerous possibilities, whether you'd like to transform it into a raised bedded area, an outdoor BBQ space, or restore it as a pond.

A decorative stone pathway runs along the back of the garden, leading to the personnel door of the

### Garage

Which benefits from light and power, a front electric roller door, and storage eaves space.

At the side of the property, a wooden side gate leads to a front driveway with parking for up to 2 cars in front of the garage and visitor parking adjacent. There is also an EV charging pod point (45 KW).

The garden also includes an outside tap, lights and a useful storage area. The entire rear garden is enclosed by wooden fencing and is beautifully stocked with a range of plants and trees, including apple and plum trees, roses, magnolias, and a stunning wisteria that extends across the rear wall. There are also 2 water butts connected to the downspouts for eco-friendly rainwater collection.

### Services

Mains water, electricity, gas and drainage are connected.  
Telephone (subject to transfer regulations).

### Outgoings

Council tax Band E, payable 2024/25 £2,847.

### Directions

From Bromyard Town Centre, take the A44 Leominster road turning left onto the A4103 Hereford road. After about 300 yards turn left into Ashfield Way, at the T junction turn right and then take the next right into Chestnut Way Cul-de-sac. The house is situated at the end of Chestnut Way, as indicated by the Agent's board.

### Viewing

Strictly via appointment through the Agent's Flint and Cook 01885 488166.

### Anti Money Laundering Regulations

Prospective purchasers will be asked to produce identification documentation and proof of funds at the time of making an offer.



**30 Chestnut Way, Bromyard**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>68</b>	<b>84</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC