

Valentina

Panniers Lane, Flaggoners Green, Bromyard
HR7 4QR

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Individually designed modern detached property in a convenient edge of town location, 3 good-size bedrooms (1 en-suite), excellent living space, converted attic room, double garage and private, manageable garden.

A stunning recently constructed detached property, which is conveniently located opposite the Queen Elizabeth High School, on the western outskirts of Bromyard, less than a mile from the town centre.

Bromyard is a thriving market town with a range of educational, recreational and shopping amenities, and is well placed for access to the cathedral cities of Hereford (14 miles) and Worcester (15 miles) with the M5 motorway link to Birmingham. Ledbury is also within easy reach and there are lovely local walks, particularly on Bromyard Downs and Bringsty Common.

Traditionally constructed, to a very high standard and an individual design, in a contemporary style and is beautifully presented with gas central heating, double-glazing and spacious and versatile accommodation (just under 2000 sq ft), plus a double garage, ample parking and a manageable south-facing garden. The property has the remainder of a 10 year Build Zone warranty.

We highly recommend an internal inspection of this property, which is more particularly described as follows: -

Canopy porch

Flagstone floor, security door into the

Entrance hall

Cloaks cupboard, cupboard housing the gas-fired central heating boiler.

Sitting room

Radiator, full-height ceiling with 2 Velux windows and a circular window.

Inner hall

Vertical radiator, utility cupboard with plumbing for washing machine, smoke alarm.

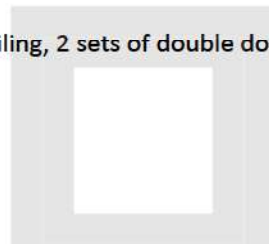
Part open-plan living space

Comprising a large split-level kitchen/dining room. The kitchen is fitted with a range of Shaker-style units with oak veneer interiors and slate-style worksurfaces, central island station with worktop and integrated sink unit with extendable hose, breakfast bar, further sink unit with extendable hose and mixer tap, space for range-style cooker with extractor hood, built-in dishwasher and downlighters.

The dining area has a full-height ceiling with Velux windows, further windows to side, double doors with full-height windows to the garden, and are south facing.

Living room

Full-height ceiling, 2 sets of double doors to the rear, radiator.



Bedroom 1

Built-in wardrobes, vertical radiator, window to side, double doors to rear, and En-suite shower room having double-width shower cubicle with mains shower fitment, wash hand basin, WC, ladder-style radiator, window, extractor fan.

Bedroom 2

Built-in wardrobe, radiator, 3 windows.

Bedroom 3

2 windows, radiator.

Bathroom

White suite having a shower-bath with mains shower fitment, tiled surround and glass screen, wash hand basin with cupboard under, and WC, wall mounted storage cupboard, ladder-style radiator, extractor fan, window.

A staircase leads from the entrance hall to the

First floor Galleried Landing

with potential seating area, sliding door to the

Attic room

Access to eaves storage, 2 radiators, 2 Velux windows, walk-in storage cupboard, further walk-in storage area with plumbing in place for an en-suite facility, Velux window.



Outside

To the front of the property there is a gravelled parking and turning area, and a Detached Double Garage with double doors, light, power, eaves storage and side entrance door.

There is a pretty garden, which lies to the southern side of the property, enclosed by fencing and laurel hedging with a gravelled area and lawn. Outside lights and water tap.

Beyond the garden there is a storage area.

Services

Mains electricity, gas and water are connected. Private drainage system. Gas-fired central heating.

Outgoings

Council tax band F, payable 2024/25 £3504.09. Water - metered supply.

Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.





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