

FOR  
SALE



18 Bran Rose Way, Holmer, Hereford HR1 1GF

£375,000 - Freehold

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## PROPERTY SUMMARY

Located in a peaceful position within this well established and popular residential location, a fantastic four bedroom detached home offering ideal family accommodation. The property which is well presented throughout comprises four bedrooms, 1 en-suite and family bathroom to the first floor, a spacious entrance hall, downstairs W/C, living room, a fantastic kitchen/dining room and utility room to the ground floor. The property also benefits from ample driveway parking, single garage and enclosed rear garden. A viewing is highly recommended.

## POINTS OF INTEREST

- *Modern detached house*
- *Popular residential location*
- *Four bedrooms, 1 en-suite & family bathroom*
- *Garage, driveway & enclosed south facing garden*
- *Ideal family home*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into the

### Entrance hall

With wood effect flooring, radiator, ceiling light point, wall mounted fuse box, space for coat and shoe storage, carpeted stairs leading up and doors to

### Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, wood effect flooring, radiator and ceiling light point.

### Living room

With fitted carpet, two ceiling light point, two radiators, double glazed window to the front aspect and double glazed french doors opening out to the rear garden, wall mounted electric pebble effect fireplace.

### Kitchen/dining room

A modern fitted kitchen with contrasting wall and base units, ample work surface space overs 1 1/2 bowl stainless steel sink and drainer unit, integrated fridge/freezer, dishwasher, double electric oven and four ring gas hob with extractor over, breakfast bar, recess spotlights, triple aspect double glazed windows to the front, rear and side aspects, useful under stair storage cupboard, ample space for both dining and living with ceiling light point and bay window, a door then leads into the

### Utility room

With a fitted work surface space, under counter space for a washing machine, wall mounted gas central heating boiler and door to the rear garden.

### First floor landing

With fitted carpet, loft hatch, ceiling light point, smoke alarm and doors to

### Bedroom one with en-suite

With fitted carpet, ceiling light point, radiator, double glazed window, double built in wardrobe with mirrored sliding doors and a door leading into the

En-suite shower room

With fitted shower cubicle, mains fitment shower head, tiled surround and bi-folding screen, low flush w/c, wash hand basin with part tiled surround, heated towel rail, ceiling light point and double glazed window.

### Bedroom two

With fitted carpet, ceiling light point, double glazed window and radiator.

### Bedroom three

With fitted carpet, ceiling light point, double glazed window and radiator.

### Bedroom four

With fitted carpet, ceiling light point, double glazed window and radiator.

### Bathroom

A modern three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, low flush w/c, wash hand basin, chrome heated towel rail, ceiling light point and double glazed window.

### Outside

To the front there is a tarmac driveway with further parking to the front for several vehicles, access to the garage with up and over door, paved path leading to the front door with an area of lawn enclosed by hedging. To the rear, a south facing garden laid to lawn bordered with an array of ornamental plants and shrubbery, a paved path provides access to a paved patio area, the side access gate and an outside wooden storage shed. The rear garden is enclosed by brick walling.

### Directions

Proceed north out of Hereford on Holmer Road, at the starting gate roundabout take the third exit onto Roman Road then taking the left hand turning onto the Furlongs. Take the second right onto Green Wilding Road and then take the left hand turning onto Red Norman Rise, follow the road round to the left, proceed past the green space and continue round to the left, take the next turning right into Bran Rose Way, continue round to the right and the property is situated at the end of the cul-de-sac.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

### Outgoings-

Council tax band D - £2,449 for 2025/2026

Water and drainage rates are payable.

### Viewings-

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

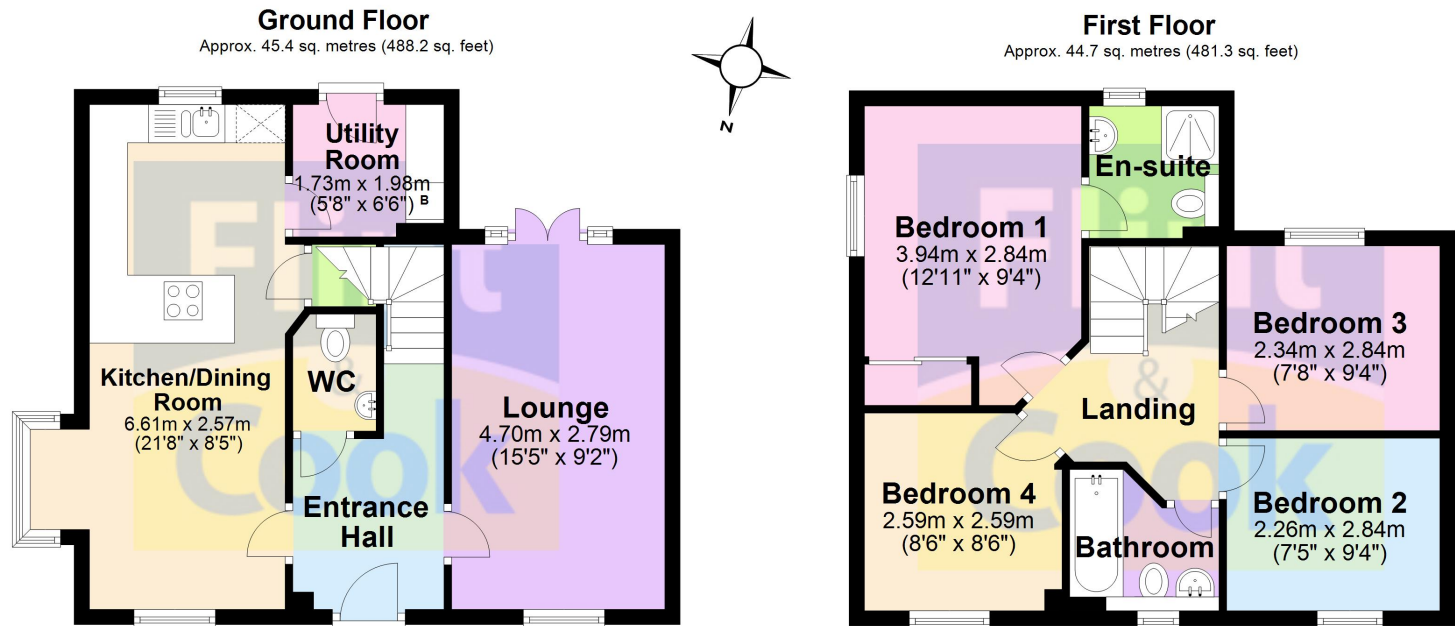
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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



Total area: approx. 90.1 sq. metres (969.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		