

FOR  
SALE



7 Broxash Close, Bromyard HR7 4TU

£295,000 - Freehold

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## PROPERTY SUMMARY

This excellent detached house is in a cul-de-sac position in a mature residential locality on the outskirts of the town of Bromyard, an historic former market town with a good range of educational, recreational and shopping amenities, and centrally placed for access to Hereford (14 miles) and Worcester (15 miles), and the market towns of Ledbury, Leominster and Tenbury Wells (12 miles).

The property offers spacious 4-bedroom accommodation with central heating, double-glazing, garage and lovely mature gardens to front and rear, providing a lovely setting. Viewing highly recommended.

## POINTS OF INTEREST

- *Very spacious Detached House*
- *Outskirts of the Town*
- *Mature private gardens*
- *4 good size bedrooms*
- *Large lounge/dining room*
- *Single garage, parking*
- *Easy reach of amenities*
- *No onward chain*
- *Gas central heating & double glazing*
- *Ideal family home*



## ROOM DESCRIPTIONS

### Canopy Porch

Glazed front entrance door with matching side panel leading into the

### Reception Hall

Staircase to first floor, carpet, radiator, coved cornice and doors to the

### Downstairs Cloakroom

Low flush WC, vanity wash hand-basin with mixer tap and tiled splashback, tile effect flooring, radiator with cover, fuseboard, bathroom cabinet and window.

### Walk-in Cupboard

Housing the Worcester gas fired combination boiler, carpet, radiator, coat hooks and hanging rails.

### A glazed door opens into the Lounge/Dining Room

Marble fireplace surround and hearth with fitted coal-effect living flame gas fire, carpet, 2 radiators, coved cornice and 2 ornate ceiling light fittings. The lounge area has a large full-height picture window with superb view over the rear garden. From the Dining Area there are full height double French doors with side window to the rear, and useful serving hatch to Kitchen.

### An arched doorway from the Hall leads to the

#### Kitchen

Well fitted with range of base and wall cupboards with ample worksurfaces, tiled splashbacks, stainless steel sink unit with mixer tap, built-in eye level double oven, 4-ring gas hob with stainless steel extractor hood over, integrated dishwasher, space for fridge/freezer, board-style laminate flooring, radiator, serving hatch to dining room, coved cornice, wide south-facing window to the front garden, part glazed door to

#### Side Porch

Worktop with space and plumbing below for washing machine, window and part glazed door to the rear garden.

#### First floor landing

Fitted carpet and access hatch to loft space.

#### Bedroom 1

Fitted carpet, radiator, bedroom fitment comprising double wardrobe with hanging rails and shelves, dressing table with drawers each side and 2 bedside cabinets, wide picture window to the front.

#### Bedroom 2

Fitted carpet, radiator with shelf over, built-in wardrobes with sliding doors and hanging rail and shelves and wide picture window to the rear.

#### Bedroom 3

Fitted carpet, radiator, picture window to rear with views across open fields.

#### Bedroom 4

Fitted carpet, radiator with cover, coved cornice, door to the linen cupboard with shelves, window to the front.

#### Shower Room

Wash hand-basin with vanity unit and storage cupboards, WC with concealed cistern, tiled shower cubicle with mains shower fitment, grab rail and double sliding glazed doors, vinyl floor covering, tiled wall surrounds, upright radiator and window.

#### Outside

To the front of the property there is an attractive, mature south-facing garden with many mature shrubs and bushes, a full-width paved patio with seating area, shaped lawn, flower borders and ornamental pond. The garden is enclosed by fencing and hedging and provides a lovely secluded setting. A paved pathway leads to the end of the garden with a trellis and pedestrian wicket gate.

A chipping path leads around the side to the rear of the property where there is another splendid garden area attractively laid out with numerous mature trees and shrubs, a further ornamental pond, circular paved area and access to the tarmac drive/parking area and the ATTACHED SINGLE GARAGE with up-and-over door, concrete floor, light and power points. Garden shed.

The gardens are truly delightful and offer a lovely private setting for this superb family home.

#### Services

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

#### Outgoings

Council tax band D - payable 2024/25 £2425.91  
Water and drainage - rates payable.

#### Money laundering regulations

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

#### Viewing

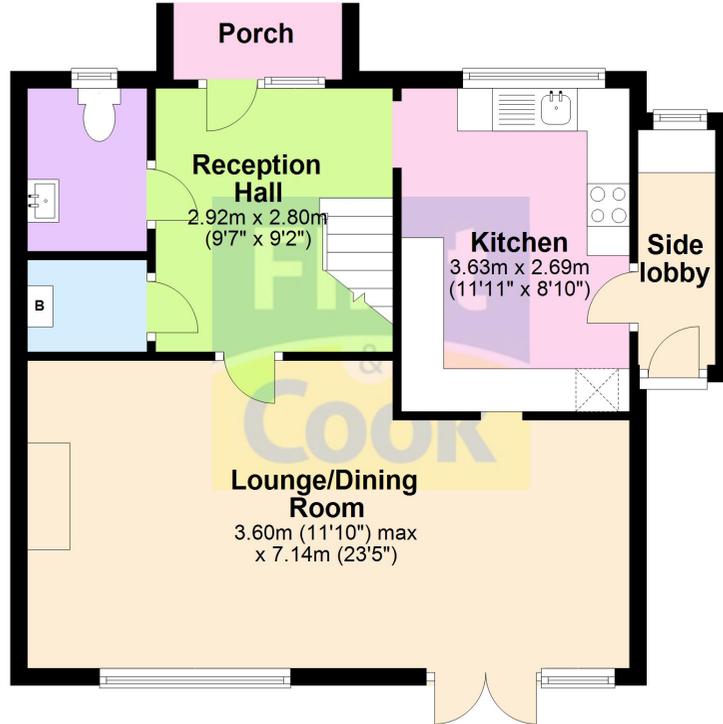
Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166.

#### Directions

From the town centre proceed to the By-pass and turn right for Leominster. Just after the traffic lights on the town outskirts turn right into Winslow Road then first left into Broxash Close. What3words - sued.cherubs.part

### Ground Floor

Approx. 51.8 sq. metres (557.3 sq. feet)



### First Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 102.9 sq. metres (1107.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>63</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		