



1 Broxash Close, Bromyard, Herefordshire, HR7 4TU

Deceptively Spacious Extended & Updated 4 Bed Detached Family Home

Asking Price £289,500





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## LOCATION

Broxash Close is a mature residential location set on the western fringes of the town of Bromyard. The town itself is surrounded by lovely rural Herefordshire countryside with Bromyard Downs and Bringsty Common to the east. The town is famed for its festivals including the Bromyard Gala, Nozstock Festival and Bromyard Festival. The town also offers a good range of amenities including a number of independent retail shops, cafes and pubs in the high street with easy access to Hereford and Worcester approximately 14 miles, Ledbury, Leominster & Malvern approximately 12 miles where a more comprehensive range of facilities can be found.

## BRIEF DESCRIPTION

This well presented and substantial extended detached family home needs to be viewed to be fully appreciated, having been updated by the current owner to include a newly fitted kitchen and family shower room, the property boasts larger than average living accommodation on the ground floor. Approached from a block-paved driveway to the front elevation, double-glazed doors open to a large reception porch/boot room providing ample space for coats and shoes with tiled flooring and inset mat well. This leads through to a more formal inner hallway, again a good size with useful downstairs cloakroom and w.c. off and a further door off to the study/utility area, ideal for somebody who is working from home but also provides a utility space with a window overlooking the front garden and large cupboard with plumbing and space for washing machine and dryer. There is a door to a long side passage/storage area with a double-glazed door to the rear.

Also leading off the inner hallway is the recently updated large family kitchen/dining room with a full range of quality fittings including a one and a half bowl single drainer sink unit inset to wide worktops with integrated dishwasher, a range of matching cupboards, ample work space, breakfast bar and integrated 4 plate ceramic hob with overhead extractor hood and separate integrated fan assisted double oven set at easy height. There is tiled flooring throughout which continues through to the good sized family dining area with 2 wide double-glazed picture windows with sliding doors to both garden and conservatory. From the dining area a door leads through to an impressive family living room extending to over 25ft and forming a lovely feature to the room is an inglenook style fireplace with brick surround, mantel, raised hearth and fitted Nestor Martin coal effect gas stove. There is a double-glazed window to the front elevation and further double-glazed sliding doors leading through to the conservatory. The conservatory itself is a very good size having access both from the family living room and kitchen/dining area with upvc double-glazed windows overlooking the gardens to the rear with doors leading out to the same.

- A Most Impressive Extended Detached Family Residence Commanding a Corner Position in a Residential Location on the Western Outskirts of Bromyard Town with Easy Access to all the Services that it Provides
- The Property Has Been Substantially Extended and Updated to Offer Very Generous 4 Bed Family Accommodation with 25ft Lounge and 23ft Refitted Kitchen/Dining Room. A Large Conservatory to the Rear and Study /Utility Area
- The Property Benefits from Driveway Parking to the Front with Pleasant Lawned Front Garden, Its Own Private Enclosed Gardens to the Rear with Further Driveway Parking and Access to a Single Garage

The first floor accommodation, accessed from the inner hallway, has a staircase which leads up to the first floor landing with loft access with sliding ladder to the roof storage space. The first floor accommodation includes 4 bedrooms with both the master and second bedroom benefiting from fitted bedroom furnishings/wardrobes and to the Guest Bedroom there is a built-in storage cupboard with shelving and housing the combi boiler which provides instant hot water and gas central heating. The family shower room has been recently updated with fully tiled walls, white suite including shower cubicle with mains fitment, vanity wash hand basin with mixer tap with drawers below and low level w.c., upright ladder radiator and window to the side elevation.

Outside, the property commands a corner plot with a wide bricked pavior driveway to the front elevation providing ample parking space. From Broxash Close to the rear there is a second brick pavior driveway providing further parking and access to a single brick built garage measuring 16'6" x 8'0" with up and over door, light, power and personal rear access into the garden. In addition to this, there are double entrance gates to the side of the rear garden which also allows the possibility of providing additional secure parking for a caravan etc. The front garden itself is principally laid to lawn with a pleasant enclosed garden to the rear which provides considerable privacy and includes patios, flower beds and borders stocked with a colourful array of flowers, shrubs and bushes, gravelled walkways and mature apple tree, with a pedestrian gate providing separate access out to the front.

## SERVICES

Mains Electricity, Gas, Water & Drainage. Telephone (Subject to B.T. Regulations). Gas-fired central heating

## OUTGOINGS - Council Tax Band: E

## LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

## VIEWING

Strictly by prior appointment through the Agents, Jackson Property.

## DIRECTIONS

Taking the A44 Worcester road out of Leominster, continue for approx. 12 miles to the town of Bromyard taking the 1st left turn into Winslow Road and the property can be located immediately on your left hand side.

## Jackson Property (Leominster)

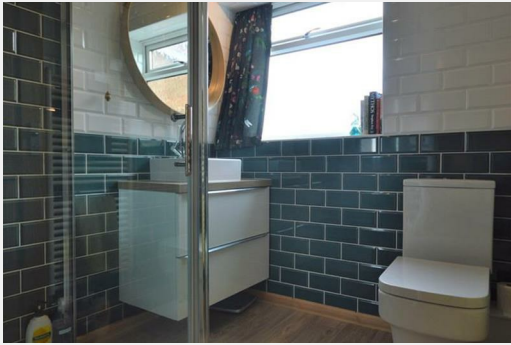
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this







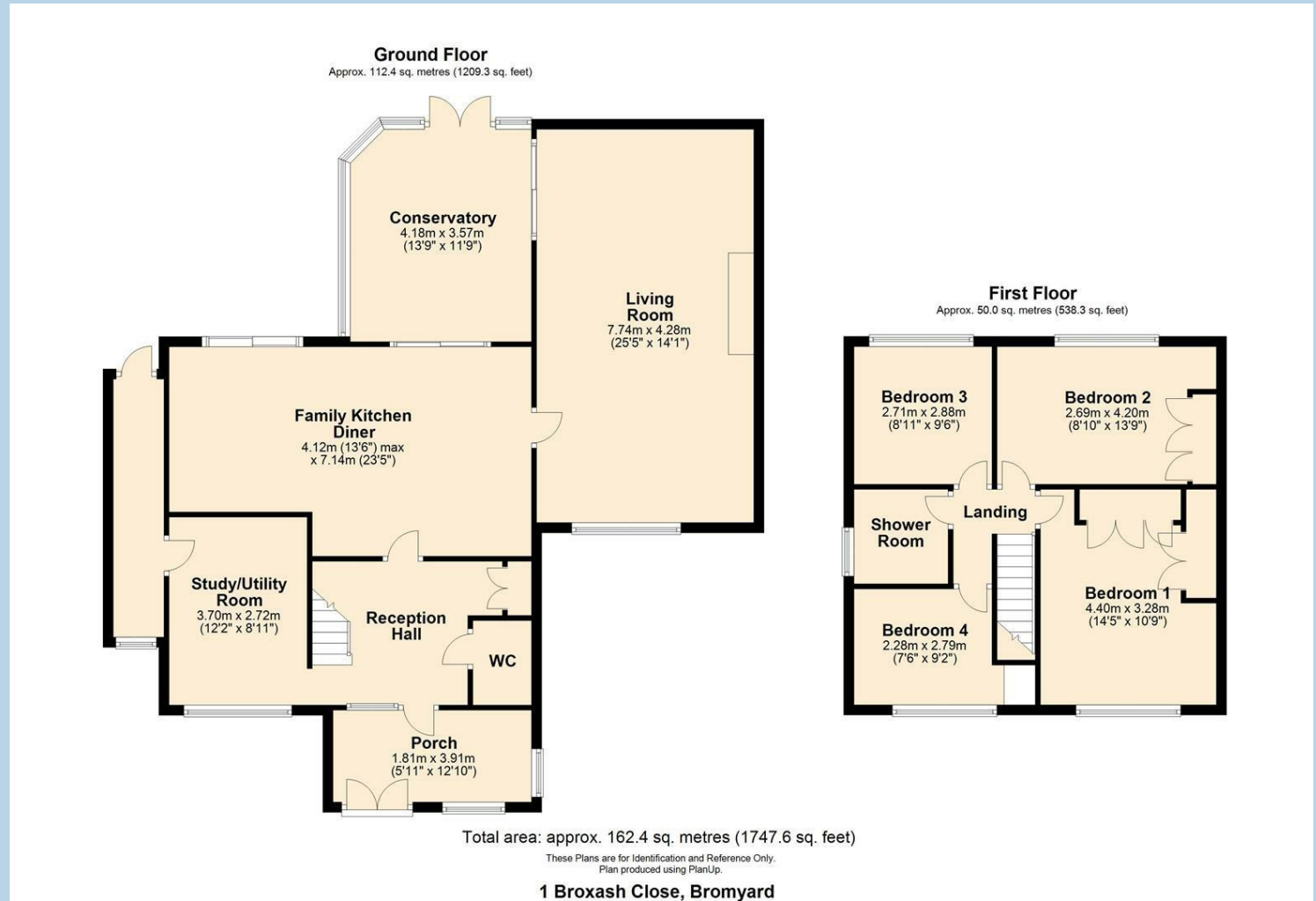




property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

| Energy Efficiency Rating                                   |                         | Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |
|--|-------------------------|--|-------------------------|
| Current  | Potential               | Current  | Potential               |
| Very energy efficient - lower running costs<br>A (92 plus) |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>A (92 plus) |                         |
| B (81-91)  |                         | B (81-91)  |                         |
| C (69-80)  |                         | C (69-80)  |                         |
| D (55-68)  |                         | D (55-68)  |                         |
| E (39-54)  |                         | E (39-54)  |                         |
| F (21-38)  |                         | F (21-38)  |                         |
| G (1-20)   |                         | G (1-20)   |                         |
| Not energy efficient - higher running costs                |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |
| England & Wales  | EU Directive 2002/91/EC | England & Wales  | EU Directive 2002/91/EC |



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.