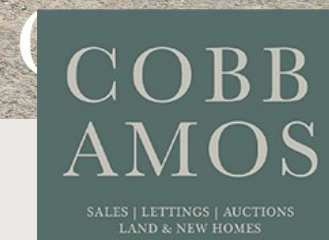




7, Ashfield Way, Bromyard, HR7 4BF
Price £420,000



7 Ashfield Way Bromyard

Ready to move into is this super detached four bedroom family home in the historical market town of Bromyard and within accessible driving distance to Ledbury, Worcester City and Leominster. Offering a convenient yet rural position surrounded by scenic countryside and an abundance of spectacular rural walks within very easy reach and local amenities such as cosy cafes, bakeries, butchers, traditional ironmongers, greengrocers, and several tempting pubs. Only appreciated during an internal inspection with early viewing considered essential. Highly recommended.

- DETACHED FAMILY HOME
- POPULAR & WELL SERVICED MARKET TOWN LOCATION
- MODERN BUILD
- FOUR BEDROOMS, THREE RECEPTION ROOMS
- TWO BATHROOMS
- DRIVEWAY PARKING
- DOUBLE GARAGE
- NEWLY LAID PATIO & PATHS
- LANDSCAPED REAR GARDEN

Material Information

Price £420,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: C (72)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Cobb Amos offers for sale this detached, modern property of red brick and timber frame construction in turn key condition. Located in the popular market town of Bromyard: known for its historic main streets selling local produce and the scenic delights of Bromyard Downs and Brockhampton Estate. The accommodation consists of the following: four bedrooms, one with en-suite facilities, family bathroom, entrance hall, play room, sitting room, kitchen, dining room, utility and cloakroom. Further benefits are: off road parking for several vehicles, double garage, paver driveway and landscaped rear gardens.

Property Description

Entry begins into an entrance hallway with stairs to the first floor, cloakroom, a playroom to the right, access to the kitchen on the left and sitting room straight ahead. The lovely part of this entrance hallway is that you have an enjoyable glimpse out to the rear garden immediately on entry making the home feel bigger, lighter and airy. The cloakroom has been attractively styled with paneling on the walls and a modern partnership of WC and hand basin with vanity housing. There is a radiator and window out and the flooring is a continuation from the entrance hall. The play room has side and front aspect, the front providing views of the countryside beyond. The room would lend itself to being an office for those needing to work from home or TV room if otherwise desired. The kitchen has front aspect and has a good selection of wall and floor cabinets. There are waist height ovens with grill facility and an electric hob top with induction hood matching the units. There is room for a tall fridge/freezer and integrated dishwasher. The flooring that began in the entrance hallway continues on into the kitchen, adjoining dining room and utility room creating a continuity and flow throughout the ground floor of this welcoming home. The utility room has a sink, a selection of wall and floor units, housing for a washing machine and dryer, the Worcester wall mounted boiler and a door out with easy access to the garage and rear garden. The dining room has a great view of the garden and seamlessly leads into the sitting room through a feature arch. The sitting room is tastefully styled with an eye catching contemporary Hwarm wood-burner resting on a black slate hearth and framed by a painted wood surround and symmetrical alcove shelving. The sliding patio doors and three panel windows allow light to flood into the space and the mature landscaped gardens adjoining create their own serene picture hangings. What a delightful room to read a book or catch up with family and friends over flowing from the adjoining dining area.

On the first floor are four bedrooms, the master being with en-suite, family bathroom, airing cupboard and loft hatch. The master bedroom is a good sized double with rear aspect and generously sized built in storage cupboard. It benefits from having its own large en-suite with shower cubicle, bath, wc, wash hand basin with vanity housing, radiator and window out. Bedroom two is again attractively styled with two in-built storage cupboards leaving the room clutter free to enjoy the half wall paneling and roof top rolling hills of the countryside beyond from the three panel window. Bedroom three benefits from having tongue and groove paneling giving the room character and interest. The room is a double with garden views and room for an assortment of bedroom furniture. Bedroom four is currently set up as a home office but could be used as a single bedroom or hobby space. The family bathroom has a neutral suite with P shaped bath with shower over, wc and hand basin.

Garden

The frontage to the property is attractively designed with feature walling, decorative borders and quality fencing. From the front a newly laid pathway runs to the side of the building allowing access to an assortment of storage sheds set alongside the garage. The attention to detail and finish here from the front to the rear garden is of a high standard and has been thoughtfully designed and completed. The rear garden has been edged by a curved feature wall with corner seating that frames a similarly curved border bursting with mature shrubs and cottage style planting. Adjoining the house is a good expanse of newly laid patio for al fresco dining with an area of lawn.

Garage & Parking

There is private paver driveway parking immediately to the front of the property and leading up to a double garage with electric door, power and lighting and side personnel door. There is parking for two or three vehicles.

Services

Mains electric, gas, water and drainage.
Hwarm Wood-burner
Worcester Combi-boiler (installed December 2023)
Tenure: Freehold
Herefordshire Council Tax band E

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	2300 Mbps	2300 Mbps	Good

Networks in your area - Openreach, Full Fibre
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:
<https://www.ofcom.gov.uk/mobile-coverage-checker>

Location

Bromyard is a pleasant market town situated equi-distance between the towns of Malvern and Leominster on the A44 between Leominster and Worcester, as such Bromyard is surrounded by some of the most beautiful countryside in England. A historic town with a population of approx 4,500 it has all of the local amenities you might expect close at hand and also wonderful countryside walks including the Bromyard Downs.

What3words

What3words:///lyricist.quit.dwarves

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

On approaching Bromyard town from Leominster on the A44, take a right onto the A465. The turning for Ashfield Way is on your left hand side and number 7 is the fourth property on the left.



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