

For Sale

£370,000



Bran Rose Way Holmer HEREFORD HR1 1GF

This attractive detached property offers modern, comfortable living throughout and has been finished to a high standard. Benefiting from five bedrooms, a stylish kitchen/diner, en-suite facilities, enclosed rear garden, converted garage providing additional reception space and driveway parking.

Bran Rose Way Holmer HEREFORD HR1 1GF

Approach

The property is approached via a pathway leading to the front entrance, with lawned areas creating an attractive frontage. Allocated off-road parking is located to the rear of the property, with convenient access from the garden.

Entrance Hall

A welcoming entrance hall; benefiting from a useful understairs storage cupboard, staircase rising to the first floor and access to the cloakroom.

Cloakroom

Conveniently positioned off the entrance hall and fitted with a low-level WC and wash hand basin.

Living Room

A bright and spacious reception room enjoying a triple-aspect outlook, allowing for an abundance of natural light. French doors open directly onto the rear garden.

Kitchen/Dining Room

A stylish kitchen fitted with a range of wall and base units complemented by integrated appliances including an electric oven and fridge/freezer. The dining area offers ample space for a family-sized table and chairs, making it ideal for social occasions and family meals. Double doors provide direct access to the garden, seamlessly blending indoor and outdoor living.

Bedroom Four

A versatile ground floor space to be able to adapt to a study, at home office or maintain as a bedroom.

Bedroom Five

A second ground floor bedroom, offering side window aspect & built in storage.



Landing

A spacious first-floor landing providing access to all bedrooms and the family bathroom.

Bedroom One

A generously sized principal bedroom offering comfortable double accommodation and benefiting from a modern en-suite shower room.

En-Suite

Well-appointed with a contemporary suite comprising a shower enclosure, wash hand basin and WC.

Bedroom Two

A well-proportioned double bedroom situated at the front of the property, enjoying plenty of natural light.

Bedroom Three

A versatile third bedroom overlooking the rear garden, ideal as a child's bedroom, guest room or home office.

Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC. An obscured window provides natural light while maintaining privacy.

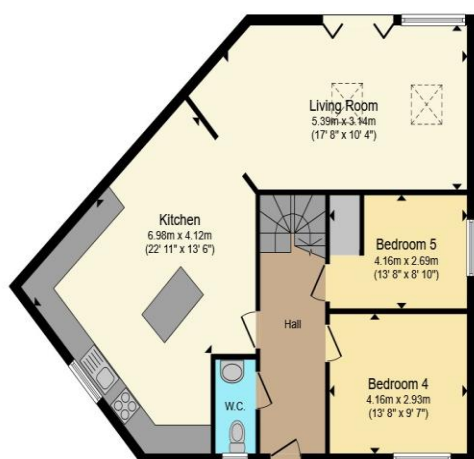
Rear Garden

A fully enclosed garden predominantly laid to lawn, complemented by a patio seating area which provides an ideal space for outdoor dining and relaxation.

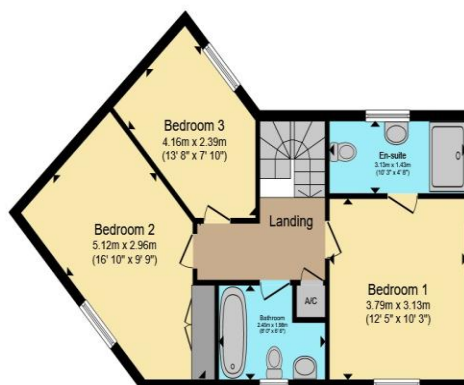
Garage

Converted garage with electric into what could be another great space for an at home gym, study, office, with door leading from garden and a window to front.

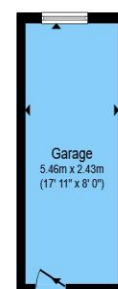




Ground Floor



First Floor



Garage

Total floor area 153.8 m² (1,656 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

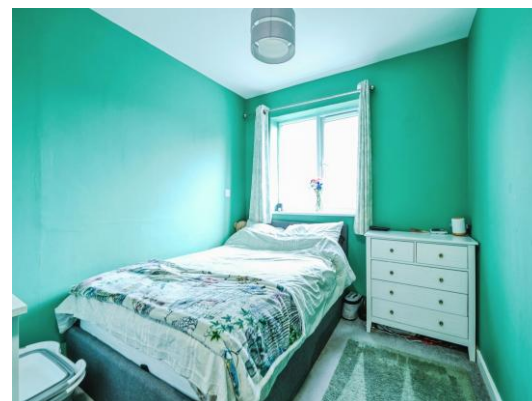
23 King Street
 HEREFORD HR4 9BX

Property Ref: HER316686 - 0005

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

view this property online
connells.co.uk/Property/HER316686



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk