



Bran Rose Way, Holmer, Hereford

Guide Price £385,000

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An Immaculately Presented Contemporary 4 Bedroom Detached Family Home, set at the edge of a quiet family development. Fronted by protected views across open countryside, enjoying excellent access to City and major routes.

Entrance Hall – Sitting Room – Dining Room – Kitchen/Breakfast Room – Utility – Downstairs WC – Bedroom 1 With Ensuite – 2 Further Double Bedrooms – Single Bedroom – Family Bathroom – Storage – Rear Garden – Detached Garage – Driveway

This modern residence presents itself as a functional and delightful abode for families. Boasting a seamless convenient layout, the sitting room and kitchen feature French doors that lead out to the safely enclosed rear garden. This garden further provides gated entry to the garage and driveway. A standout feature of this property is undoubtedly its position: avoiding any through traffic, the front of the house offers unobstructed views of sprawling open countryside.

Superbly situated with direct entry to walking and jogging paths encircling the adjacent safeguarded newt sanctuary, extending through 'The Ridge' fields towards Kenchester Gardens, or a quick 5 minute walk along the lane to Holmer Park Health Club and Spa. Nearby lies a children's playground with an array of equipment, while just 1.5 miles away are the Leisure Centre and Skate Park. The estate provides dual routes to both the City and the County's key highways leading to Worcester, Leominster and Brecon, all without the need to navigate City congestion.

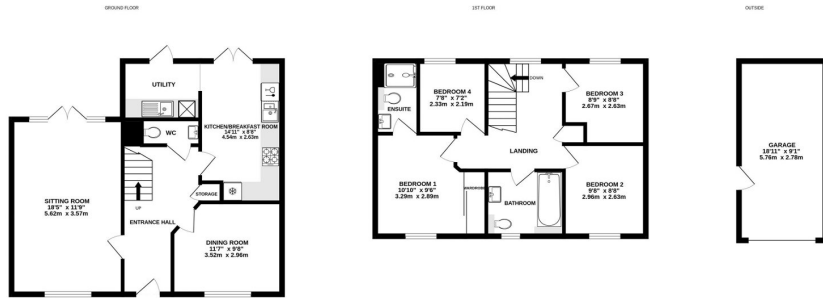
The Property

Entrance Hall – Central entry hallway with coir matting beyond the front door and coat hook to the left. Includes full height storage closet, under-stairs WC and fitted carpets.

Sitting Room – A spacious and fully carpeted family room, with light pouring through French doors opening directly out to the garden patio. Ample room for a large furniture suite and even desk if



- High Energy Efficiency Rating • Immaculate Contemporary Finish Throughout
- Detached Garage & Driveway • Private Rear Garden
- Great Travel Connections • Protected Countryside Front Outlook



TOTAL FLOOR AREA: 1323 sq ft. (122.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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