



30 CHESTNUT WAY BROMYARD HR7 4LG

£385,000
FREEHOLD

This beautifully presented four-bedroom detached home is tucked away in the sought-after residential area of Chestnut Way, on the outskirts of Bromyard.

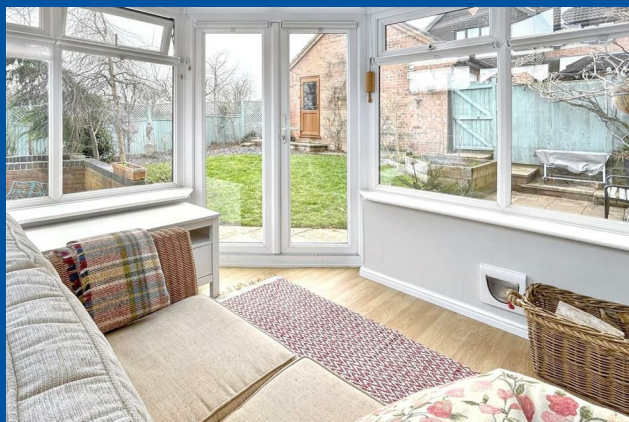
The property provides spacious accommodation, including 4 bedrooms (1 with an en-suite), a large living room, a separate dining room, a conservatory, and a well-equipped kitchen. The private south-facing rear garden offers open countryside views. Additional features include a Podpoint EV charging point, gas central heating with hot water (both controlled by a Nest digital system and app), cavity wall insulation throughout, and a separate garage. For added security, external doors-including those to the front, rear, conservatory, and garage personnel door are fitted with high-security locking mechanisms.

Bromyard offers a variety of shopping, schooling, and recreational amenities, and is ideally located for easy access to the Cathedral Cities of Hereford and Worcester (14 miles), as well as Ledbury and Leominster (12 miles).



30 CHESTNUT WAY

- 4 bedroom detached house • EV charging point • Popular residential location • Conservatory and Garage • En suite shower room • Gas Central Heating & Double Glazing



Porch Entrance

Composite front door into

Hallway

With fitted carpet, radiator, carpeted stairs, smoke alarm, ceiling light point, double glazed window to front and doors to

Downstairs Cloak Room

With feature tiled floor, vanity wash hand basin with tiled surround, cupboard under and mixer tap over, low flush WC, radiator, obscure double glazed window to front aspect, electrical consumer unit with MCBs and RCD and mains switch.

Useful Storage cupboard

With hanging rail and wooden shelving.

Kitchen

With a range of matching wall and base units, ample work surfaces with up stands and tiled splash backs, stainless steel Franke sink with mixer tap over, space for washing machine, Smeg integrated dish washer, Belling dual fuel cooker with 2 electric ovens, warming drawer, 6 standard gas burners, a wok burner and a warming zone with Belling extractor hood over, space for American fridge freezer, cupboard housing gas boiler, integrated microwave, tiled floor, radiator, double glazed window to rear aspect, ceiling spot lights and composite part double glazed stable door to outside and door to

Dining Room

With fitted carpet, ceiling light point, double glazed sliding door into the Conservatory and archway into the

Lounge

With fitted carpet, Runswick inset multi fuel stove with

marble hearth and wooden mantle, double glazed window to the front aspect, double glazed window to the side aspect, TV Ariel point, dado rail, 2 ceiling light points and useful under stairs storage.

Conservatory

New double glazed large windows, wood effect flooring, thermostatic controlled electric heating, window and roof blinds, Polycarbonate roof and double glazed patio doors into rear garden.

Upstairs Landing

With fitted carpet, ceiling light point, smoke alarm, loft access hatch, airing cupboard housing hot water cylinder and wooden slatted shelving, doors to.

Bedroom 1

With fitted carpet, built in wardrobes with hanging rail, shelving and additional shelving in the mid section, radiator, ceiling light point, double glazed window to the front aspect, door to en suite shower room.

En Suite Shower Room

With fully tiled walk in shower cubicle with electric 10Kw shower fitment, glazed door and tiled alcove shelf, low flush WC, vanity wash hand basin with mixer tap over and drawers beneath, double glazed obscure window to the side aspect, ceiling spot lights, radiator and extractor fan.

Bedroom 2

With fitted carpet, radiator, ceiling coving, ceiling spot lights, and double glazed window to the rear aspect.

Bedroom 3

With fitted carpet, ceiling coving and ceiling light point, built in double wardrobe with shelf and hanging rail, radiator and double glazed window to the rear.

Bedroom 4

With fitted carpet, 2 double glazed windows to the front aspect, radiator, ceiling light point and ceiling coving .

Bathroom

White suite comprising double ended panelled bath with electric 8 Kw shower fitment over, and glazed shower screen, tiled wall , wash hand basin with mixer tap over, low flush WC , radiator, obscure double glazed window to the rear aspect, and ceiling light point.

Outside

The front of the property is approached via a paved footpath, leading you to the entrance, and there is a small lawned area bordered with shrubs and mature trees providing privacy .To the Rear:The rear garden is mostly laid to lawn with a paved patio area across the rear of the property. The patio area leads to an additional seating space to the side, offering the perfect place for entertaining guests.A raised brick area (formerly a pond) provides numerous possibilities, whether you'd like to transform it into a raised bedded area, an outdoor BBQ space, or restore it as a pond.A decorative stone pathway runs along the back of the garden, leading to the personnel door of the GarageThe garage is equipped with lighting and power, a front electric roller door, storage space in the eaves, and a double-glazed side personnel door. Outside at the rear of the garage, there is a space ideal for a greenhouse or sun loggia.A wooden gate at the side of the property leads to a front driveway, offering parking for up to two cars in front of the garage, with additional visitor parking adjacent. The parking area is for residents of the cul-de-sac only. Additionally, the property is equipped with a Podpoint EV charging station featuring a 40 Kw capacity.The garden also includes an outside tap, lights and a useful storage area.

Fully enclosed by wooden fencing, the rear garden benefits from attractive mature planting including, pear, apple and plumb trees, as well as various shrubs, a raised vegetable plot and decorative borders. There is also a stunning wisteria that extends across the rear wall of the property. Additionally 2 water butts connected to the downspouts for eco-friendly rainwater collection.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'E' - £2,965 for 2025/2026

Water and drainage rates are payable.

Directions

From Bromyard Town Centre, take the A44 Leominster road turning left onto the A4103 Hereford Road. After about 300 yards turn left into Ashfield Way, at the T junction turn right and then take the next right into Chestnut Way Cul- de -sac. The house is situated at the end of Chestnut Way, as indicated by the Agent's board.

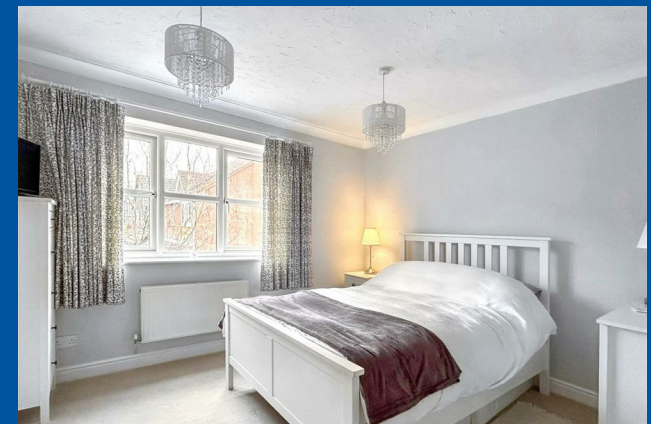
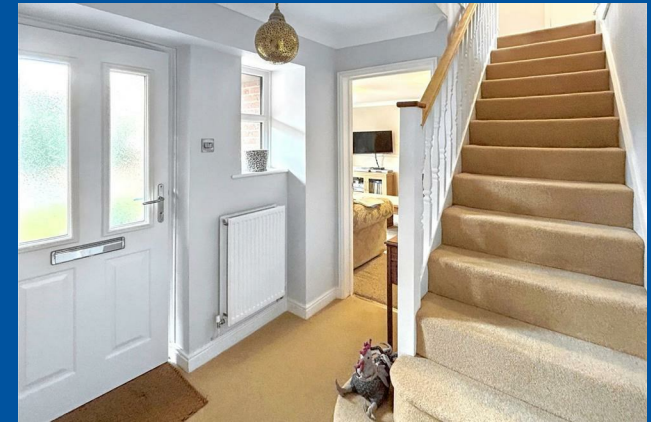
Viewing Arrangements

Strictly by appointment through the Agent (01885) 488166

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

30 CHESTNUT WAY

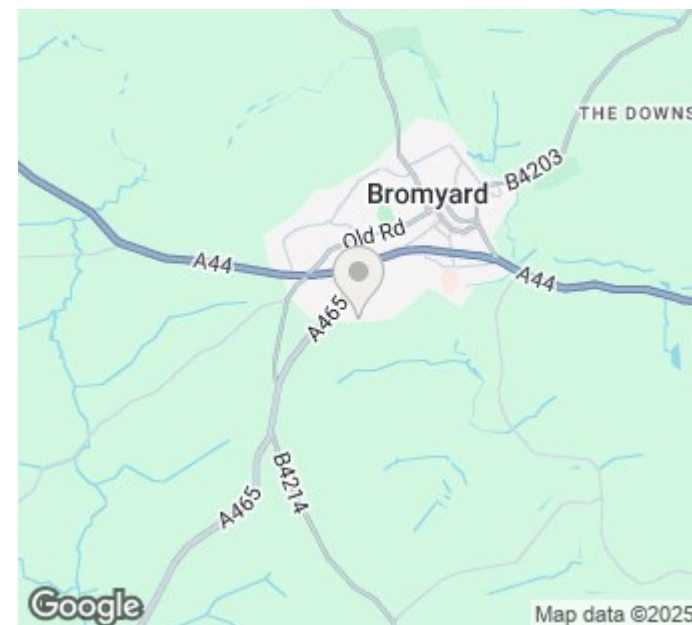




Total area: approx. 114.5 sq. metres (1232.3 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

30 Chestnut Way, Bromyard



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Bromyard Sales
37 High Street
Bromyard
Herefordshire
HR7 4AE

01885 488166
bromyard@flintandcook.co.uk
flintandcook.co.uk

