



Bryony House

Bromsberrow Heath, Ledbury, HR8 1PF

£440,000



This 4 bedroom detached, contemporary family home located in the semi-rural area of Bromsberrow Heath, Ledbury. The property hosts a super size kitchen with marble effect tiled flooring, contemporary kitchen design, study, lounge, cloakroom, spacious utility room, four bedrooms, the master bedroom having an en-suite shower room and a further family bathroom off the landing. The property is deceptive in size due to the elevated position and enjoys countryside views.

The heating is via an eco-friendly air source heat pump and the windows are energy efficient UPVC double glazed. All modern and efficient techniques have been adopted in this build, the finishing stages include the driveway and paths as the internal is completed.

Situated on the edge of the Forest of Dean district in the north part of Gloucestershire, close to the borders of Herefordshire and Worcestershire. Bromsberrow and Bromsberrow Heath are small rural communities with Primary School, Village Hall, St Mary's church and a community village shop. Bromsberrow and Bromsberrow Heath are two settlements that make up the small rural parish 18km NNW of Gloucester and 5km SE of Ledbury, Herefordshire. It is in the administrative district of the Forest of Dean, although situated some 22 miles from the district town of Coleford.



Approached via a composite door with double glazed door into:

Entrance Hallway:

Stairs to the first floor, smoke alarm, radiator, recess ceiling lights, thermostat for central heating, doors to the study room, lounge, kitchen and cloakroom.

Study Room:

Double glazed window to the rear aspect, radiator, walk in under stairs storage cupboard with light, three double power points.

Lounge:

Front aspect with UPVC double glazed window, radiator.

Cloakroom:

With marble effect tiled floor and walls, W.C, heated towel rail, vanity wash hand basin unit, double glazed window, extractor fan.

Kitchen:

Rear aspect, the most stunning and contemporary kitchen/family room comprising of base units, drawers which also compromise of deep saucepan drawers, oak effect worktops, integrated fridge freezer, dishwasher, an electric double oven, electric hob, recess ceiling lights, sink unit with brass effect mixer tap, marble effect tiled splash backs, stunning marble effect tiled flooring, centre island unit with granite worktops and power points. To the rear of the kitchen, large UPVC double glazed patio doors lead to the rear gardens, radiator, smoke alarm and recess ceiling lights.

Utility Room:

Comprising of the identical units in the kitchen with base units, plumbing for washing machine, sink unit, oak effect worktops, metro style tiled splash backs, extractor fan, radiator, marble effect floor tiles, UPVC double glazed window to the rear and Upvc double glazed door to the side aspect. Double doors lead to the walk in storage cupboard which hosts the mains consumer unit.

From the entrance hallway is a turned staircase to the first floor landing:

First Floor Landing:

UPVC double glazed window to the side aspect, radiator, access to loft space, double power point, smoke alarm.

Bedroom One:

Rear aspect with UPVC double glazed window to the rear, radiator, Velux roof light, double wardrobe, TV aerial point, three double power points and bed light switches.

En-Suite:

A contemporary fitted suite comprising of marble effect floor and wall tiling, heated towel rail, floating vanity wash hand basin, W.C, UPVC double glazed window, shaver point, large walk in shower cubicle with coordinating tiled walls, thermostatic shower with rainfall shower head, glass sliding door, extractor fan.

Bedroom Two:

Rear aspect with UPVC double glazed window, velux roof light, TV aerial point and three double power points, radiator.

Bedroom Three:

Front aspect UPVC double glazed window with countryside views, radiator, TV aerial point and three double power points.

Bedroom Four:

Front aspect UPVC double glazed window with countryside views, radiator, three double power points and TV aerial point.

Family Bathroom:

With a separate shower cubicle hosting a thermostatic rainfall shower, marble effect tiled flooring and glass door, recess ceiling lights, extractor fan, bath, wash hand basin, W.C, heated towel rail, marble effect tiled flooring, shaver point and UPVC double glazed window.

Outside:

To the front of the property one will find off road parking for several vehicles, brick retaining walls, lawned areas,

outside lights, Indian sandstone paving to either side of the house heading to the rear gardens, fenced side boundaries.

Both sides of the house have paths leading to the rear gardens with outside lighting.

The rear gardens comprise of lawns, Indian sandstone paving, outside lights, tree and shrubs, fenced and hedged boundaries.

Agents Note:

Heating is via an Air Source Heat Pump. Air source heat pumps are eco-friendly devices that use outside air to heat or cool your home. They work by absorbing heat from the air into a fluid, then transferring it to water or air inside your home. They can reduce your carbon footprint and energy bills, as they use less electricity than conventional heating systems. It can also heat water stored in a hot water cylinder for your hot taps, showers and baths.



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Road Map



Hybrid Map



Terrain Map



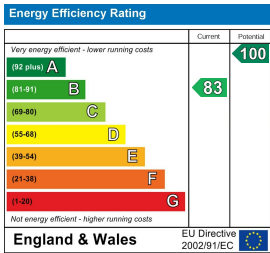
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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