

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED AND EXTENDED DETACHED FAMILY HOME OCCUPYING A DESIRABLE POSITION IN A SOUGHT AFTER RESIDENTIAL AREA CLOSE TO BROMYARD TOWN CENTRE OFFERING FOUR BEDROOMED ACCOMMODATION WITH TWO RECEPTION ROOMS, FITTED KITCHEN, THREE BATH/SHOWER ROOMS, DRIVEWAY PARKING, INTEGRAL GARAGE & DELIGHTFUL GARDEN.

EPC C.

4 Willow Close - Guide Price £425,000

Bromyard, Herefordshire, HR7 4LH

 4  2  3



4 Willow Close

Location

4 Willow Close is conveniently located within walking distance of the popular market town of Bromyard, which offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles away. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

Property Description

4 Willow Close is an attractive detached family home situated in a quiet cul sac within a highly desirable residential area on the outskirts of Bromyard. The property is beautifully presented and has been extended to create generously proportioned accommodation. The property has been well maintained by the current owners and offers comfortable living.

Benefitting from gas fired central heating and double glazed throughout the accommodation is arranged on the ground floor with an entrance hall, cloakroom, living room, dining room and a superb breakfast kitchen with integrated appliances. On the first floor a landing leads to the master bedroom with an ensuite shower room, three further bedrooms (one en suite) and a family bathroom.

Outside, a bloc paved driveway provides off road parking and leads to a single **GARAGE**. The rear garden is attractively arranged with an area of lawn and colourful borders.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Part opaque glazed entrance door. Ceiling light. Built in cupboard. Radiator. Stairs to first floor. Laminate floor. Doors to

Cloakroom

Ceiling light. Wash hand basin. Low level WC. Radiator.

Sitting Room 5.86m (18ft 11in) x 3.30m (10ft 8in)

Attractive front facing bay window. Coving. Ceiling light. Feature fireplace with flame effect gas fire, marble hearth and wooden surround. Two radiators. TV point. Open to

Dining Room 3.66m (11ft 10in) x 2.63m (8ft 6in)

Coving. Ceiling light. Radiator. Sliding patio doors to rear garden.

Breakfast Kitchen 5.24m (16ft 11in) x 3.77m (12ft 2in)

Contemporary kitchen fitted with a comprehensive range of wall and floor mounted units with granite work surface over, inset Franke stainless steel sink with bevelled drainer and matching upstands. There are integrated appliances including **TWO OVENS and GRILL, MICROWAVE, DISHWASHER, FRIDGE**. 5 ring gas **HOB** with stainless steel cooker hood





over. There is a matching island which includes a breakfast bar and additional storage cupboards. Two rear facing windows overlooking the garden. Ceiling lights. Tall radiator. Tiled floor. Part glazed to outside. Door to garage.

First Floor Landing

Sun light tube. Ceiling light. Access to part boarded loft space with light. Airing cupboard with hot water cylinder and slatted shelving. Radiator. Doors to

Bedroom 1 4.88m (15ft 9in) x 3.54m (11ft 5in)

Flooded with natural light and enjoying a pleasant front facing aspect. Coving. Recessed spotlights. Built in cupboard with hanging rail. Two radiators. TV point. Door to

En Suite Shower Room

Suite comprising shower enclosure with tiled surrounds, vanity wash hand basin with drawer below, low level WC. Opaque glazed window. Recessed spotlights. Extractor fan. Ladder style towel rail. Tiled walls. Tiled floor with underfloor heating.

Bedroom 2 3.56m (11ft 6in) x 3.41m (11ft)

Front facing window. Coving. Ceiling light. Built in wardrobes with hanging rails and shelving. Radiator. Door to

En Suite Shower Room

Suite comprising shower enclosure with tiled surrounds, wash hand basin, low level WC. Recessed spotlight. Extractor fan. Radiator.

Bedroom 3 5.24m (16ft 11in) x 3.77m (12ft 2in)

Two rear facing windows. Coving. Recessed spotlights. Two radiators.

Bedroom 4 3.07m (9ft 11in) x 2.14m (6ft 11in)

Rear facing window. Coving. Ceiling light. Radiator.

Family Bathroom

White suite comprising panel bath with electric shower over, pedestal wash hand basin, low level WC. Opaque glazed window. Ceiling light. Extractor fan Part tiled walls. Radiator.

Outside

To the front of the property there is an attractive fore garden with an area of lawn and established shrubs. A bloc paved driveway provides off road parking and gives access to a **SINGLE GARAGE** (18'6" x 9'9") with up and over door, power and light connected.

To the rear of the property there is a delightful enclosed garden mainly laid to lawn with a paved seating area and seasonal flower borders. There is a gated side access, outside tap, outside lighting and outside power sockets.

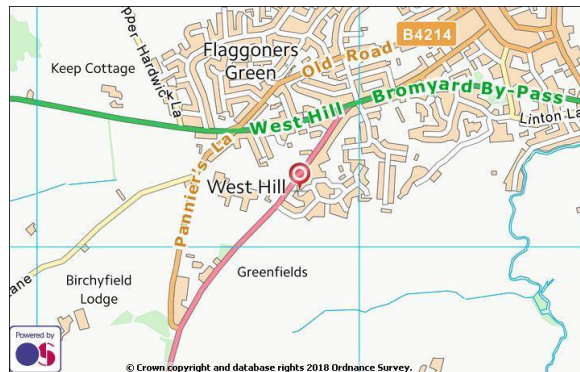
Agents Note

The property is being offered for sale upon instructions received from an employee of John Goodwin FRICS who is therefore a "connected person" under the terms of the Estate Agents Act 1979 (as amended).



Directions

Proceed out of Ledbury on the B4214 Bromyard Road and continue through the hamlet of Staplow. At the sharp right hand bend fork left towards Bromyard. Continue to the end of this road and at the A4103 turn right and immediately left towards Bishops Frome. Continue through the village and on towards Bromyard. Upon reaching the end of this road turn right onto the A465 Hereford Road. Proceed along this road taking the first right hand turning into Ashfield Way. At the T-Junction turn left into Chestnut Way and then take the first turning on the left into Willow Close where the property can be found straight ahead.



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

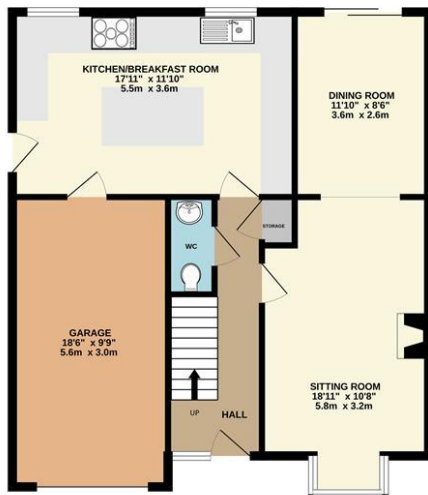
Council Tax

COUNCIL TAX BAND "E"

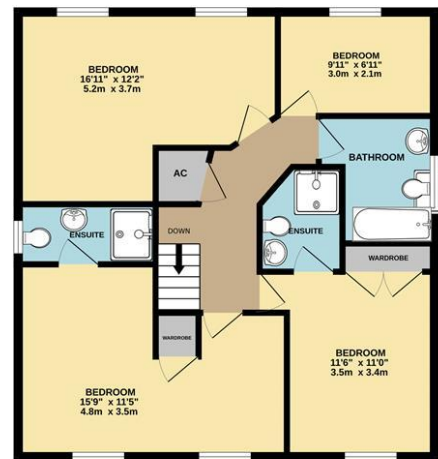
EPC

The EPC rating for this property is C (69).

GROUND FLOOR
773 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C3024



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

