



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated position, on the popular south side of Bromyard, set well back from a no-through road. Within walking distance of the two schools and about 700 yards from the town centre and all its amenities.

A Spacious Extended Three-Bedroom Semi-Detached House in an End Position having View to Open Fields and a Silvan Setting. Mains Gas Central Heating, uPVC Frame Double Glazing, Fitted Carpets or Floor Coverings.

**2 WESTFIELD CLOSE
BROMYARD
HR7 4EP**



Comprising

Porch, Hall, 18 ft Lounge, Dining Room, Kitchen, Utility/Workroom, Landing, Three Bedrooms, Re-fitted Bathroom, Integral Garage, Ample Parking, South Facing Private Rear Garden. EPC - D

Offers in the region of £325,000

2 Westfield Close, BROMYARD HR7 4EP

2 WESTFIELD CLOSE is in an elevated position on the sought after south side of Bromyard. It is set well back from the no-through estate only road within walking distance of the two schools and about 700 yards from the town centre and all its amenities.



This spacious extended semi-detached house is in an end position having views to open fields and a silvan setting. It has mains gas central heating from a combi-boiler to radiators with thermostats, uPVC frame double glazed windows and external doors. Fitted kitchen with appliances, bathroom suite with shower fitted in 2022, fitted carpets, vinyl or laminate floor coverings and dining room with bay window.

Outside, there is a long tarmac drive/parking area leading to the integral garage with lawns each side. The rear garden, which is bounded by board fences for privacy, is attractively laid with a mature magnolia tree shading part of the patio.

The accommodation, with approximate measurements, comprises:-

Single glazed double doors with side panels to the

PORCH with quarry tile floor and uPVC part glazed door and side panel to

RECEPTION HALL (7'0" x 6'6")



Fitted carpet, dado rail, radiator, double doors to built-in cupboard with hanging rail, low cupboard under stairs, door to

LOUNGE (18'0" x 10'10" max.)



Fitted carpet, white fireplace surround with mantelpiece and black inset with hearth housing a living flame stone effect electric fire.



Radiator, cornice, sliding patio doors to the south facing rear garden, glazed door to

KITCHEN (14'0" x 8'3" max.)



Range of base and wall units with gloss white fronts of cupboards and drawers, integral eye level electric double oven, integral dishwasher, work surface with tiled splashback, inset single drainer stainless steel sink and mixer tap, inset four-ring electric hob with extractor over.



Matching shelf and unit to the side of the door. Vinyl floor, radiator, extractor, two ceiling lights, window to rear garden and arched opening to

DINING ROOM (18'2" into bay x 8'3")



Board style laminate floor new in 2023, radiator, cornice, two wall lights and centre light, bay window to front.

A glazed door from the kitchen to

UTILITY/WORKROOM Board style laminate floor new in 2023, plumbing for washing machine, window to rear, part glazed door to side path and door to garage.

Carpeted stairs from the hall with dado rail to

LANDING Fitted carpet, access hatch and pull down ladder to the loft which is part boarded and has a light.

AIRING CUPBOARD with wall mounted Worcester mains gas combi-boiler and shelving.

BEDROOM 1 (12'2" x 11'8")



Fitted carpet, radiator, cornice, three sets of double doors to built-in wardrobes with light wood fronts, hanging rails and shelves, matching low unit of drawers with dressing table top.



Wide south facing window to the rear garden having lovely views to the open fields of the Frome Valley and the Malvern Hills.

BEDROOM 2 (12'6" x 8'8")



Fitted carpet, radiator, cornice and window to front with silvan outlook.

BEDROOM 3 (9'6" x 6'6") Fitted carpet, radiator, inset over stairs with doors to built-in cupboard. Window to front with silvan outlook.

BATHROOM



White suite of corner panelled bath with moulded seat and mixer taps, hand basin set on a vanity unit with mixer tap, WC,



glazed and tiled shower with sliding doors, rain water head and hand head. Tiled floor, tall ladder style radiator/towel rail, part tiled walls, five ceiling lights and window. N. B. This room was re-fitted in 2022.

INTEGRAL GARAGE (19'6" x 9'2") with up and over door, concrete floor, light, power points and door to utility room.

OUTSIDE

The property has an opening, from the no-through road, to a long tarmac drive and parking area leading to the garage. To the east side of the drive, there is a long lawn and to the west side a hedge, lawn and copper beech tree. A path leads down the side of the house.

THE REAR GARDEN



This is bounded by board fences on three sides for privacy and is attractively laid out.



Nearly full width stone style paved terrace with borders of shrubs each side and a mature magnolia tree. Outside light and tap.



Large lawn with raised border of shrubs to one side.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - C

DIRECTIONS

From the town centre, take the A44 Leominster road. Just before the Hereford road, turn left into Westfield Close. The property is on the right, just around the left-hand corner.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003497

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.