



House - Detached - Freehold

3 ASHFIELD WAY, BROMYARD, HR7 4BF

£440,000

FEATURES

- 4 Bedroom Detached Family House
- Former Show-home with Large Garden
- Double Garage
- 2 Bathrooms
- Popular Residential Location
- The Perfect Family Living Space



4 Bedroom House - Detached located in Bromyard

Entrance Hallway

Accessed through a decorative part-glazed main entrance door with radiator, ceiling light fitment, NEST thermostat, security alarm panel, wood-effect flooring, smoke alarm, understairs storage cupboard and double doors leading to the

Living Room/Dining Room

Spacious living room with window to front and side, log burner with tiled hearth and wooden mantle, 2 ceiling light fitments, wood effect flooring and an open archway through to the dining area at the rear. The dining room has French doors to the garden and a contemporary light pendent to light the table. A door leads to the

Kitchen

Good sized kitchen with a range of white high gloss wall and base units with cupboards, drawers and an integrated double oven, microwave, fridge and freezer. Inset into the work surfaces are a 1 3/4 bowl stainless-steel sink and a 4-ring gas hob. There are French doors and a window to the garden, ceramic tiled floor, two spotlight fitments and a glazed door leading back into the entrance hall and a door leading to the

Utility Room

Fitted with cupboards, single drainer stainless-steel sink, work surfaces with tiled splashbacks, space for washing machine, space for tumble drier, Worcester boiler, ceramic floor, loft hatch to storage above, ceiling spot light fitment, window to garden, uPVC door to side access/outside entertaining area, door to

Garage

The double garage has a roller shutter door, radiator, lighting and useful attic space.

Stairs lead up from the entrance hallway to the

Landing

With attractive wooden bannisters, ceiling light, smoke alarm, carpet, loft hatch and airing cupboard with slatted shelves and hot water cylinder.

Main Bedroom

Large room with window to rear garden, built-in wardrobes with hanging rail, radiator, ceiling light, carpet and door to the

En-suite Bathroom

Comprising a low-level WC, pedestal wash-hand basin, bath with Triton electric shower over, grey wood-effect vinyl, mirror light and obscure window to the rear.

Bedroom 2

Good-sized double room with views to the front, radiator, carpet, ceiling light and built-in wardrobe.

Bedroom 3

Window to front aspect, ceiling light, carpet and built-in wardrobe.

Bedroom 4

Window to front, carpet, ceiling light.

Bathroom

White suite comprising a 'P'-shaped bath with Triton shower and screen, low-level WC, pedestal wash-hand basin, extractor fan, ceiling light, ladder style radiator, mirror with light over, tiled surrounds and tiled flooring.

Outside

The garden is accessed via French doors from either the dining or kitchen rooms where there is a paved patio and a large garden which is divided into two lawned areas surrounded by a border planted with a curly willow, mature shrubs and enclosed by panel fencing. To the side of the house (and accessed

from the utility room) there is a sunny paved entertainment space.

To the front of the property, there is a tarmac approach-way and paved parking area. There is also an area opposite the house, which in total provides parking for 4 cars. There is a lawned and planted area in front of the living room and area to the side for wood storage whilst on the other side, a wooden access gates leads to the entertainment space.

Outgoings

Water and drainage rates are payable.

Property Services

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

Directions

///asked.highbrow.basically

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours

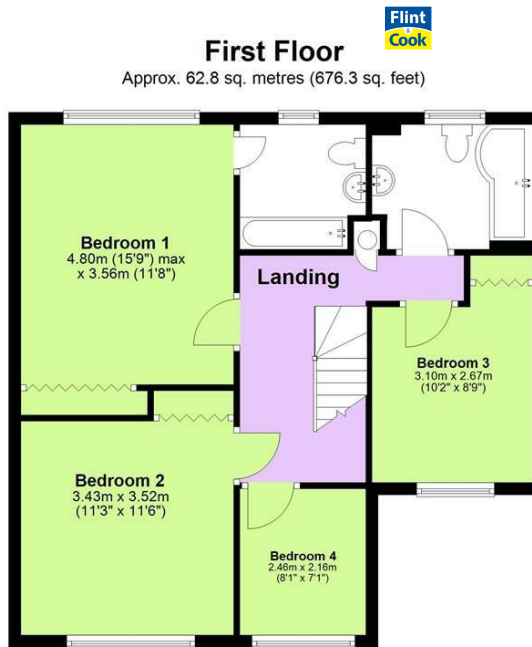
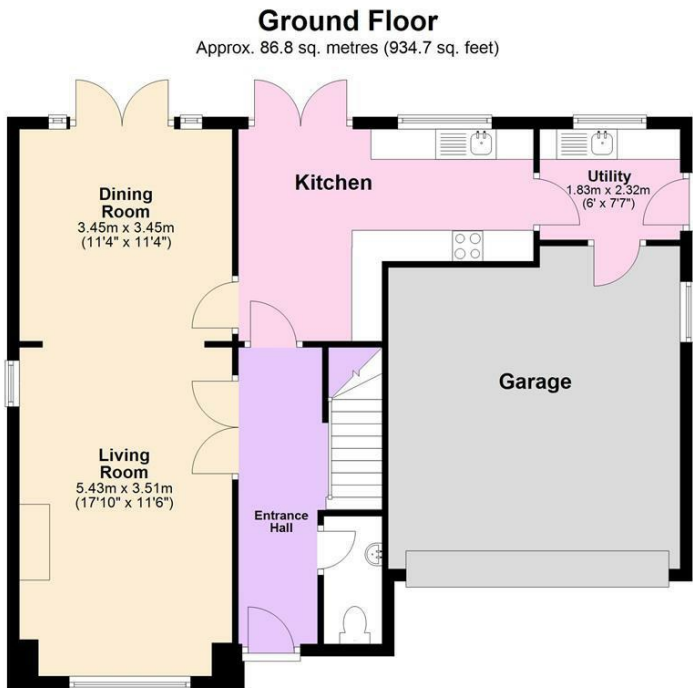
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





Total area: approx. 149.7 sq. metres (1611.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
England & Wales		EU Directive 2002/91/EC	

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 are advised to recheck the measurements.

