

Broomy Hill, HR4

M⁰VELI





Broomy Hill, HR4

An exceptional contemporary residence within an exclusive gated development on prestigious Broomy Hill. Designed to the highest standards with smart technology, energy-efficient features and premium finishes throughout.

- Four en-suite double bedrooms, including a principal suite.
- Handmade Minerva kitchen with open-plan living.
- South-east facing terrace and landscaped gardens.
- Double garage with electric doors and ample parking.
- Smart home features, EV charging and full fibre broadband.
- Exclusive gated development of just three homes.
- Prestigious Broomy Hill location, under a mile from Hereford city centre.
- Separate home office, snug and utility room.

Occupying an elevated position on Broomy Hill, one of Hereford's most sought-after residential addresses, No. 2 The Sidings is a newly constructed detached home extending to approximately 3,614 sq ft, forming part of an exclusive gated development of just three individually designed properties.

Designed with modern living in mind, the house combines striking contemporary architecture with an impressive specification, all within walking distance of Hereford city centre.

The main living accommodation is centred around a superb open-plan kitchen, dining and family room which opens directly onto a large south-east facing terrace. Large, glazed openings bring in plenty of natural light and make the most of the property's private setting, while creating an easy connection between the indoor and outdoor living space.

The kitchen is handmade by Minerva of Hereford and incorporates a substantial island unit, integrated appliances and extensive storage. A separate utility room, home office and additional snug provide flexibility for both family life and home working. ►





- ▶ The bedroom accommodation is arranged over the lower level and comprises four generous double bedrooms, each with its own en-suite.

The principal suite benefits from a dressing area and spacious bathroom, while all bedrooms have been finished to the same high standard seen throughout the house.

Particular attention has been paid to both comfort and efficiency. The property benefits from an air source heat pump, underfloor heating throughout, mechanical ventilation with heat recovery, triple-glazed aluminium windows and doors, and an EPC A rating.

Technology has also been integrated throughout, including a Rako smart lighting system, full fibre broadband, EV charging provision and pre-wiring for both a whole-home sound system and automated window dressings.

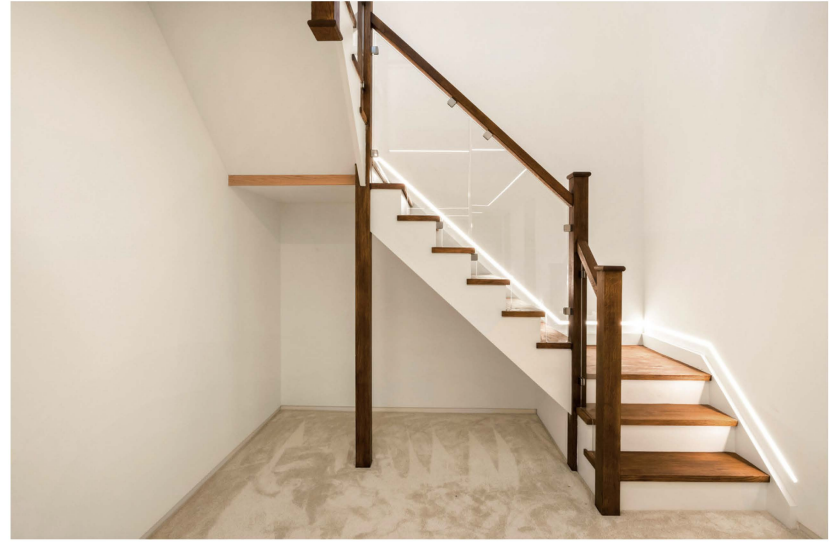
Bathrooms and en-suites are fitted with Porcelanosa sanitaryware and tiling, complementing the quality of finish found across the property.

Outside, landscaped gardens and terraces have been designed to make the most of the elevated position and south-east facing aspect. The property also benefits from a double garage with electric doors and ample parking.

Broomy Hill has long been regarded as one of Hereford's premier residential locations, offering a peaceful setting whilst remaining less than a mile from the city centre, its shops, restaurants and everyday amenities.

For buyers seeking a modern, energy-efficient home with generous living space, a high-quality finish and a convenient location, No. 2 The Sidings presents a rare opportunity.

Tenure: Freehold
Council Tax Band: TBC (New Build)
Local Authority: Herefordshire



LOCATION



Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

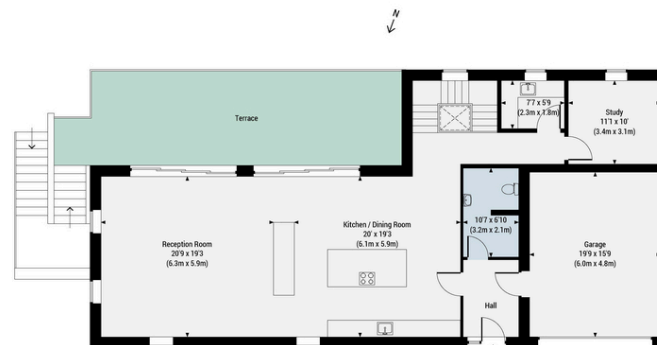
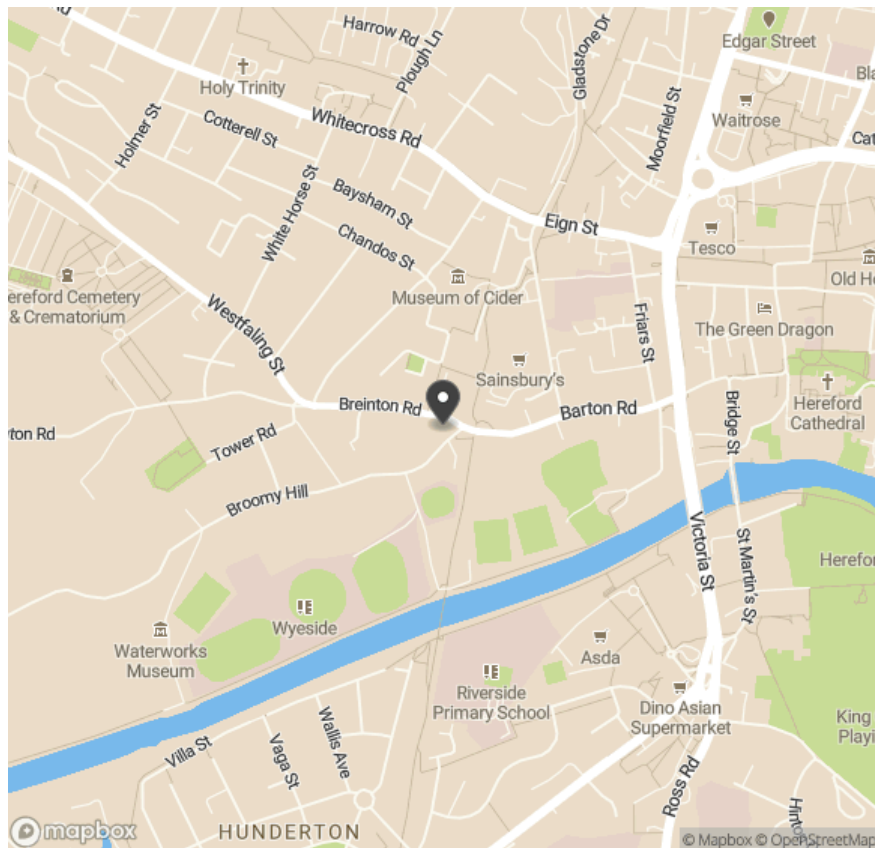
Current: **81**

Potential: **86**

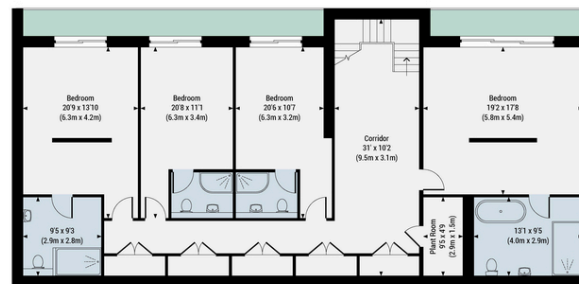
FLOOR PLAN

3614 sq ft (335 sq m)

Approximate Gross Internal Area = 3175 sq ft / 295.0 sq m
(Excluding Reduced Headroom)
Garage = 311 sq ft / 28.9 sq m
Total = 3486 sq ft / 323.9 sq m



UPPER GROUND FLOOR



GROUND FLOOR

Important notice: Movelli give notice that all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com

Ken Dowling

For viewings, further information or a free property valuation contact:

📞 07846 313 800 | 020 3150 0733

✉️ ken@moveli.co.uk

MOVELI