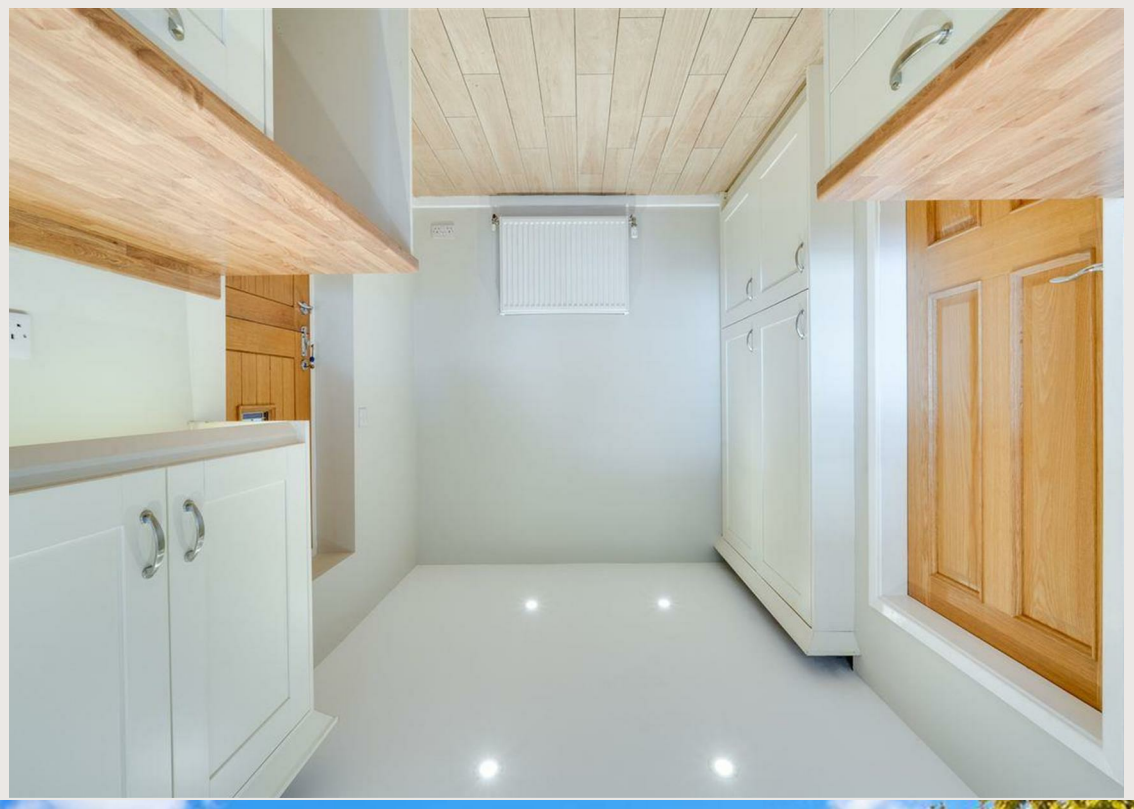
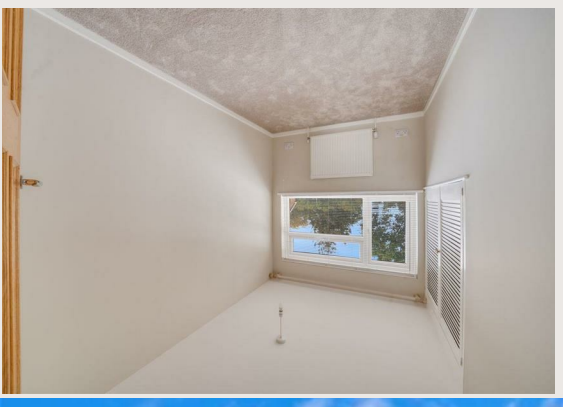


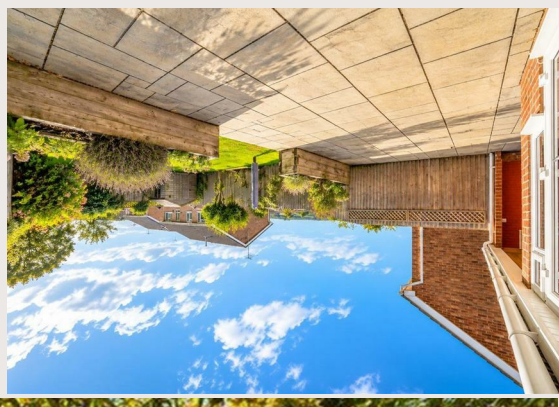














4, Westfields Close, Bromyard, HR7 4EP

Offers Over £300,000

COBB AMOS

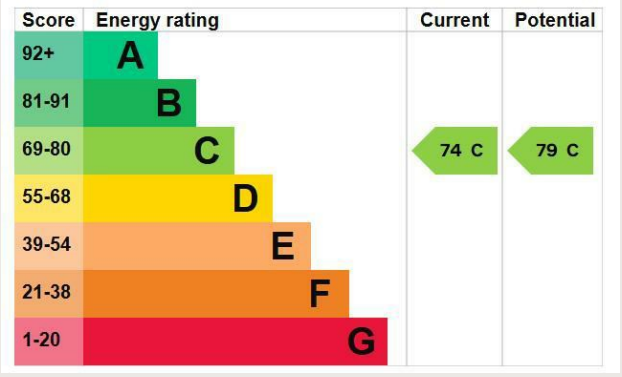
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

4 Westfields Close
Bromyard

A beautifully presented three-bedroom semi-detached home in Bromyard, offering countryside views, a generous driveway, garage and landscaped rear garden. Offered with no onward chain.

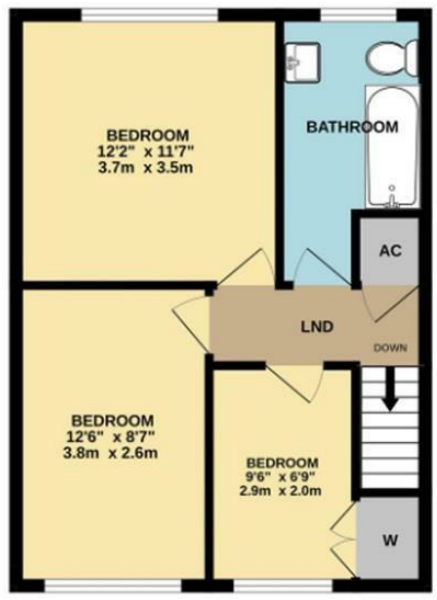
- Well-Presented Three-Bedroom Home
- Spacious Living Accommodation
- Modern Kitchen
- Beautifully Landscaped Rear Garden
- Ample Parking & Integral Garage
- Desirable Bromyard Location

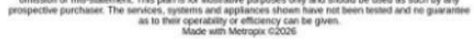
Material Information
Offers Over £300,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: C (74)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Property Description

The property is approached over a substantial block-paved driveway, providing ample off-road parking for several vehicles, together with access to the integral garage.

The front door opens into a welcoming entrance hall, which has been thoughtfully arranged to provide a bright and spacious first impression. With attractive wood-effect flooring, natural light from the front windows and a staircase rising to the first floor, this is a practical space with plenty of room for coats and shoes.

The kitchen has been finished in a contemporary yet timeless style, with a range of cream Shaker-style wall and base units, complemented by solid wood-effect work surfaces and neutral tiled splashbacks. Integrated appliances include a gas hob with extractor above and a built-in oven, while a window overlooking the rear garden allows plenty of natural light into the room. Recessed ceiling spotlights and light wood-effect flooring complete the modern finish. The kitchen also benefits from an adjoining area providing additional storage and useful worktop space, making it particularly practical for everyday use.

The living room is a wonderfully proportioned reception room, offering plenty of space for comfortable seating and a dining area if required. Finished in neutral tones with attractive wood-effect flooring, the room feels bright and welcoming. Glazed doors and adjoining windows to the rear allow natural light to fill the space and open directly onto the garden, creating an excellent connection between the indoor and outdoor areas. This is a particularly appealing room for both everyday family living and entertaining.

A useful rear porch and hallway provide additional storage and access to the outside, further adding to the practicality of the ground-floor accommodation.

Stairs rise to the first-floor landing, which provides access to three bedrooms and the family bathroom.

The principal bedroom is a generous double room, with a large window allowing plenty of natural light and offering an attractive outlook towards the surrounding countryside. The room is finished with neutral décor and fitted carpet, providing a comfortable space with ample room for bedroom furniture.

The second bedroom is another well-proportioned double room, enjoying a pleasant outlook and offering flexibility for family members or visiting guests.

The third bedroom is a useful single room, equally suited to use as a nursery, home office or dressing room, depending on the needs of the purchaser.

The family bathroom has been finished in a modern style and comprises a panelled bath with shower and glazed screen, wash hand basin and WC. White metro-style wall tiling, contemporary flooring and a chrome heated towel rail create a smart and practical finish, while an obscured window provides natural light and ventilation.

Outside, the rear garden is a particularly appealing feature of the property and has been carefully landscaped to provide an attractive and manageable outdoor space. Immediately adjoining the house is a generous paved terrace, offering plenty of room for outdoor seating, dining and entertaining during the warmer months.

Raised timber planters, filled with an attractive selection of established shrubs and flowering plants, frame the terrace and provide colour and interest throughout the garden. Beyond this is a good-sized, neatly maintained lawn, enclosed by timber fencing and bordered by further planting. A garden shed provides useful additional storage.

The garden offers an excellent balance of lawn, planting and paved seating areas, making it equally suitable for families, keen gardeners or those simply wishing to enjoy their outside space.

To the front, the generous block-paved driveway provides excellent off-road parking and leads to the integral garage, offering valuable storage or secure parking.

Bromyard is an attractive and well-established market town, surrounded by the beautiful Herefordshire countryside. The town offers a good range of everyday amenities, including independent shops, supermarkets, cafés, public houses, schools and leisure facilities, together with a strong sense of community and a number of popular annual events and festivals. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, while the larger centres of Hereford, Worcester and Leominster are accessible by road.

With its modern presentation, generous parking, beautifully maintained garden and attractive countryside outlook, 4 Westfields Close offers an excellent opportunity for a range of purchasers, from growing families to those looking for a well-presented home in a convenient location.

Directions
As you enter Bromyard, follow the A44 towards the town centre. Turn into the Westfields residential area and continue along the estate roads until you reach Westfields Close, where the property can be found.

