



19 BRAN ROSE WAY

HOLMER, HEREFORD HR1 1GF

Asking Price £350,000
FREEHOLD

An extended and highly versatile 4-bedroom detached family home, pleasantly situated on the popular Furlongs development in Holmer. The property offers flexible accommodation including a superb open-plan kitchen/dining room leading into a spacious rear living area with bi-folding doors, together with a separate study and ground-floor fourth bedroom. Upstairs are 3 further bedrooms, including a generous main bedroom with en-suite, and a family bathroom. Further benefits include a converted former garage providing an excellent home office/gym or ancillary space, a low-maintenance rear garden and off-road parking.



19 BRAN ROSE WAY

- Extended detached house • Ideal family home • Flexible & versatile accommodation • Must be viewed! • Four/Five bedrooms • Popular residential development



Ground Floor

With entrance door leading into the

Entrance Hall

With wood-effect flooring, ceiling light point, radiator, carpeted staircase rising to the first floor and doors leading to the ground-floor accommodation.

Cloakroom

Comprising a low-flush W/C, wash hand basin, radiator and double-glazed window, with ample space for coat and shoe storage.

Bedroom Four

Formerly forming part of the original living room and currently utilised as a ground-floor bedroom. With fitted carpet, central ceiling light, radiator, double-glazed window and useful access to the understairs storage cupboard.

Study/Bedroom Five

Also formerly part of the original living room, which has been thoughtfully divided to create two versatile spaces. Situated to the front of the property, the study benefits from fitted carpet, ceiling light point, radiator and dual-aspect double-glazed windows. This flexible room would also lend itself to a variety of alternative uses.

Kitchen/Dining Room

A beautifully fitted kitchen/dining room comprising a range of wall and base units together with a fitted island featuring a solid wood work surface, breakfast bar and useful storage. The kitchen includes a stainless steel 1½ bowl sink and drainer, integrated dishwasher, four-ring gas hob with double oven below and cooker hood over, together with space for a freestanding fridge/freezer. There are two ceiling light

points, a radiator and double-glazed window to the front, with a large opening flowing seamlessly into the:

Living Room

A spacious and impressive living area situated to the rear of the property, with vinyl flooring, radiator and recessed spotlights. Two skylights provide additional natural light, while a double-glazed window and bi-folding doors overlook and open directly onto the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, double-glazed window and radiator. There is also a useful airing cupboard housing the gas central heating boiler, with doors leading to the bedrooms and bathroom.

Bedroom One with En-suite

A spacious main bedroom with fitted carpet, central ceiling light, radiator and dual-aspect double-glazed windows providing plenty of natural light. There is ample space for freestanding wardrobes and a door leading into the: En-Suite Shower Room comprising a double-width walk-in shower with tiled surround and mains-fitment shower over, wash hand basin, low-level W/C, double-glazed window and chrome heated towel rail.

Bedroom Two

A good-sized double bedroom with fitted carpet, central ceiling light, radiator, double-glazed window to the front aspect and a large double fitted wardrobe.

Bedroom Three

A well-proportioned single bedroom with fitted carpet, ceiling light point, radiator and double-glazed window overlooking the rear.

Bathroom

A three-piece white suite comprising a panelled bath with tiled surround, wash hand basin and low-level W/C. There is also a double-glazed window and heated towel rail.

Garden Room

Formerly the garage and converted to Building Regulations, this excellent additional space offers a variety of potential uses, including a home office, gym, hobby room or ancillary accommodation. With an electric wall-mounted heater, double-glazed entrance door, double-glazed window with fitted blind and recessed spotlights.

Outside

The rear garden has been designed with ease of maintenance in mind and is predominantly laid to artificial lawn, with a paved pathway leading to the converted garden room and rear access gate. The garden is enclosed by a combination of fencing and brick walling.

To the front, a wooden gate opens onto an area of lawn enclosed by mature hedging, with a paved pathway leading to the entrance. In front of the converted garage is an off-road parking space, with further on-street parking available to the front of the property.

Directions

Proceed north out of Hereford on the A49 Leominster Road turning right at the Starting Gate roundabout onto Roman Road. At the next set of traffic lights turn left on to Green Wilding Road, continue in to Red Norman Rise following the road round and then the property is situated on the corner of the turning for Moorcroft Lane as indicated by the Flint & Cook for sale board.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

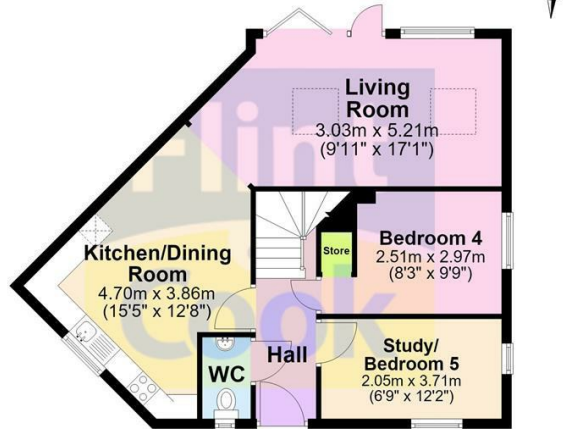
Strictly by appointment through the Agent (01432) 355455.

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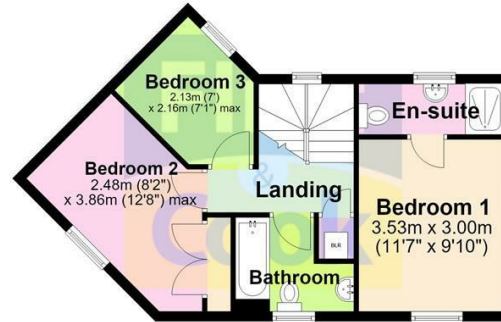
Ground Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 13.1 sq. metres (141.3 sq. feet)



Main area: Approx. 102.1 sq. metres (1098.8 sq. feet)
Plus outbuildings, approx. 13.1 sq. metres (141.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Hereford Council Tax Band: C

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/tenants are advised to recheck the measurements

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