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### 11 Broomy Hill, Hereford, HR4 0LJ

*Located in a prestigious area just to the west of the city centre, an exceptional three bedroom superbly presented detached home with conservatory area, study/ground floor bedroom, shower room, parking, car port/garage and landscaped gardens.*

**£425,000 (Freehold)**

**Residential Sales and Lettings**



## 11 Broomy Hill, Hereford, HR4 0LJ

### LOCATION

Broomy Hill is located about a quarter of a mile west of central Hereford and is a sought after residential destination due to its proximity to the town centre and riverside and country walks. Within easy reach of the property, there is a supermarket and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

11 Broomy Hill is a period detached house of very good proportions and which is immaculately presented throughout, centrally heated and double glazed. The property has been the subject of an extensive scheduled refitting and upgrading works and offers most comfortable accommodation to include spacious hall, two principal reception rooms with the dining area opening to the fine kitchen and at the rear there is a conservatory which overlooks the landscaped gardens. The property also has a study/fourth bedroom together with shower room and utility on the ground floor. There are three double bedrooms together with a shower room. The property has its own driveway and garage/car port. The property in more details offers;

### ON THE GROUND FLOOR:

#### Entrance Porch

Enclosed entrance porch with arch and having a composite door with leaded double glazed upper panels with adjacent leaded double glazed windows to;

#### Reception Hall

4.32m (14'2) x 1.93m (6'4)

With stairway off, radiator, wood grain effect flooring and having an oak door to the sitting room, oak door to the kitchen and a door to an under stair cupboard.

#### Sitting Room

3.66m (12') x 4.85m (15'11) (18'3 into bay)

With a semi circular double glazed bay to the front with blinds, two double glazed windows to the side with shutters and having a feature fireplace with painted mantel hearth and a living flame electric wood burning stove style fire. Radiator. Oak door to;



#### Dining Room

3.66m (12') x 3.05m (10')

With a double glazed window with blind to the side, radiator, wood grain effect flooring and having a sliding patio door to the conservatory and a 6'2 wide opening to the;



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### Kitchen

4.67m (15'4) x 2.51m (8'3) maximum

With modern soft close base cupboard units with wood grain effect working surfaces over, upstand, matching eye level cabinets and integrated waste/recycling bin. Concealed dishwasher, built in Bosch four ring induction hob with stainless steel splashback and cooker hood over, together with a built in hotpoint oven with microwave over. Enamel sink unit with drainer and mixer tap attachment. Recess for an upright fridge freezer and with a door to the garage/car port and a glazed panel door with adjacent window opens to the;



### Conservatory

4.95m (16'3) x 1.22m (4') (widening to 8')

The conservatory structure comprises;

#### The Seating Area

2.62m (8'7) x 2.44m (8')

With triplex roof over and having double glazed elevations on a brick base, wood laminate flooring, radiator and opening to the;



### Covered passage/walkway

2.44m (8') x 1.22m (4')

With continuation of the wood laminate flooring, double glazed window to the rear, triplex roof over, wall light point and from each section respectively there are a pair of french doors and a single french door which open to and overlook the rear garden. Arched opening to;

### Inner rear hall

2.13m (7') x .84m (2'9)

With oak doors to the bathroom/utility room and the;

### Bedroom 4/Study

3.05m (10') x 2.95m (9'8)

With double glazed windows to two aspects, radiator and with a double and single set of doors to the boiler cupboard in which is housed the wall mounted gas fired boiler and pressurised hot water cylinder.



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### Utility Room/Bathroom

2.82m (9'3") x 2.49m (8'2")

Beautifully appointed and with corner shower cubicle with tiled walls and curved screen doors together with thermostatically controlled shower unit, pedestal wash basin with mixer tap and low level WC. Part tiled surrounds in a brick style, double glazed window, ladder type radiator and tiled floor. Recess with wood block working surface over. Plumbing for washing machine. Sunken ceiling lights.



### ON THE FIRST FLOOR:

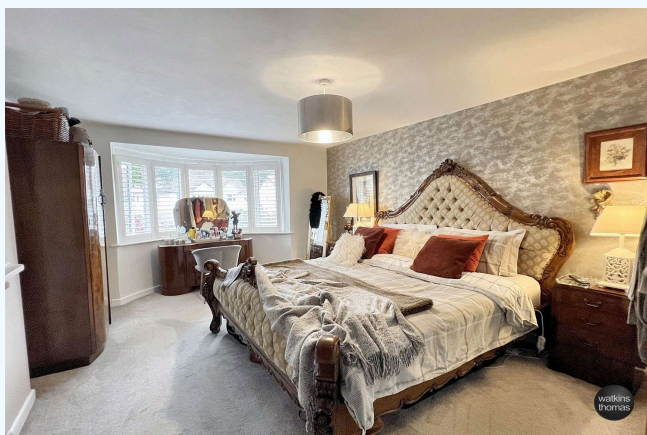
#### Landing

With access hatch to loft storage space, deep double glazed window to the side, wall mounted thermostat, dimmer light switch and with oak doors to;

#### Bedroom 1

3.66m (12') x 4.88m (16') (18'6" into bay)

With a curved semi-circular double glazed bay window to the front with shutters, radiator and original fireplace.



#### Bedroom 2

3.66m (12') x 3m (9'10")

With a double glazed window overlooking the rear gardens with playing fields beyond. Radiator.

#### Bedroom 3

3m (9'10") x 2.57m (8'5")

With a double glazed window to the rear, radiator and recess wardrobe cupboards provided with hanging rail and storage shelving.



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### Bathroom

2.31m (7'7") x 1.91m (6'3")

With white suite comprising offset corner bath with a thermostatically controlled shower unit over, low level WC and vanity wash basin with mixer tap. Fully ceramic tiled walls, tiled floor, double glazed window and ladder type radiator.

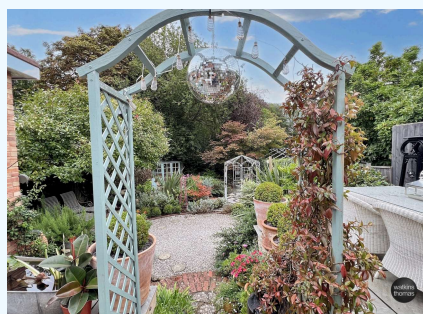
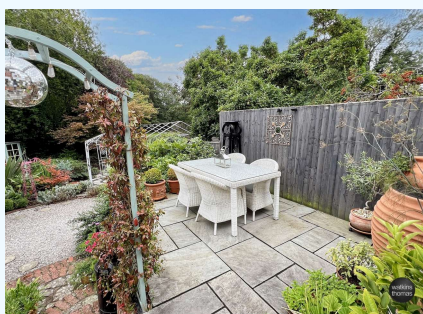


### OUTSIDE:

The property has the benefit of a wide brick paver driveway which is bordered by a bed of established evergreens and shrubs. The driveway runs to the GARAGE/CAR PORT (27'9" by 9'6") of lean to construction with a profile roof over and with an up and over door to the front. There is also a butlers type sink unit.

### Garden

The rear garden is a particular feature of the property and can be approached through a side gate. At an upper level, there is a terrace of irregular sized rectangular paving slabs providing a seating area and steps of brick and stone lead down to a circular stoned area which is brick edged and has planted borders. There is also a cellar store which is about 10' by 10' and has a ceiling height of about 5'. The rear garden area is intricately designed and from the circular stone area there are openings to a seating area under a mature tree. There is also a walkway to a stone border and through beds leading to a slate garden and a further sun terrace on which there is a summer room.



### COUNCIL TAX BAND D

Payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

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### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From central Hereford proceed west into Barton Road and on passing over the bridge, on reaching Breinton Road, turn left into Broomy Hill where Number 11 will be identified on the left hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

### ID / Date

ID41500



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### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

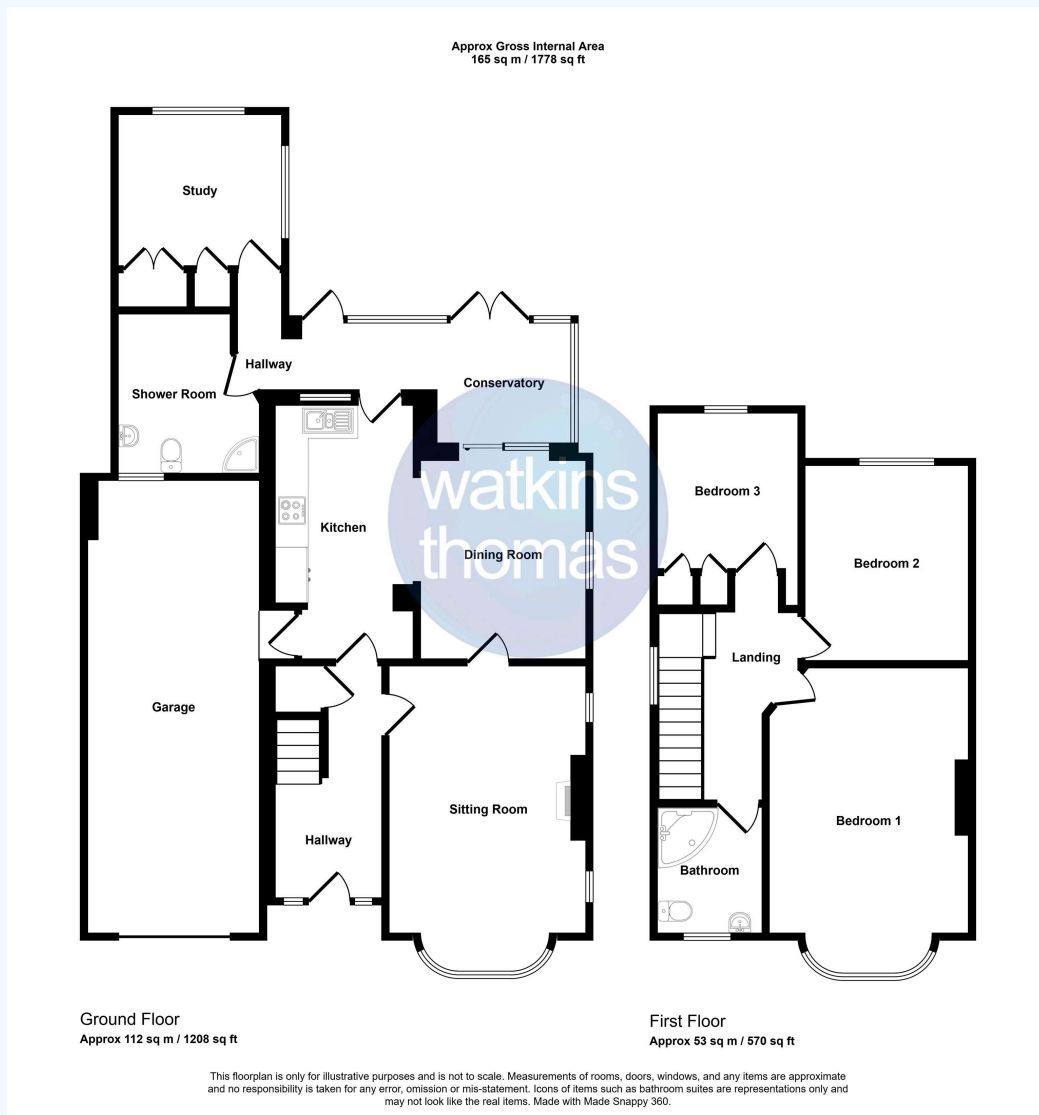
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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