





Freehold House - Detached

1 PORTHOUSE RISE, BROMYARD, HEREFORDSHIRE, HR7 4FS

£289,950

FEATURES

- Modern Detached House
- Spacious New Kitchen Fitted 2025
- Lovely Sized Private Rear Garden
- Well Presented Throughout
- 3 Bedrooms, 1 En -Suite
- Garage and Ample Off Road Parking
- Double Glazing and Central Heating
- Former Show Home!

3 2 1 B

Flint & Cook

3 Bedroom House - Detached located in Bromyard

Canopy Porch
With uPVC door into

Hallway
With tiled floor, smoke alarm, recessed ceiling spot lights, stairs leading up and doors to

Cloakroom
With low flush WC, vanity wash hand basin with cupboard under and mixer tap over, tiled surrounds, radiator, tiled floor and double glazed window to the front aspect.

Sitting Room
With wood effect flooring, double glazed bay window to the front aspect and a double glazed window to the side, 2 radiators, recessed ceiling spotlights, useful under stairs storage cupboard with light and power.

Kitchen/Dining Room
Fitted in 2025 with a range of matching wall and base units and ample work surfaces, breakfast bar, integrated single electric oven, integrated microwave, integrated double fridge and freezer, integrated 4 ring induction hob with extractor over, 1 ½ bowl sink and drainer unit with mixer tap over, cupboard housing the central heating boiler, double glazed windows to the rear and side aspects, radiator, recessed ceiling spot lights and double glazed patio doors to the rear garden.

First Floor Landing
With fitted carpet, radiator, double glazed window to side aspect, smoke alarm, ceiling light point and doors to

Bedroom 1
With fitted carpet, double glazed window to side aspect, radiator, ceiling light point, useful over stairs storage with hanging rail, fitted cupboard with hanging rail and drawers under and door to the

Ensuite Shower Room
With white suite comprising low flush WC, vanity wash hand basin with mixer tap over and drawers below. tiled splash back, fully tiled walk in shower cubicle with mains shower fitment and glazed screen, ladder style radiator, double glazed window to side aspect, recessed ceiling spotlights, wood effect flooring and extractor fan.

Bedroom 2
With fitted carpet, 2 double glazed windows to the front and side aspects, ceiling light point, radiator and access hatch to the loft space (the loft is insulated but not boarded).

Bedroom 3
With fitted carpet, double glazed window to the side aspect, ceiling light point and radiator.

Shower Room
With white suite comprising low flush WC, vanity wash hand basin with mixer tap over and drawer under, large walk in shower with mains shower fitment with both rainfall and hand held shower heads, recessed shelf, fully tiled walls, wood effect flooring, ladder style radiator, recessed ceiling spotlights, extractor fan and a double glazed window to the front aspect.

Outside
The property is approached via steps rising from the pavement to the front entrance. To one side, the frontage is bordered by established hedging, whilst to the other lies a tarmac driveway providing access to the garage and off-road parking for two vehicles. In addition, a further section of lawn to the front offers the potential for additional parking if required.

Gated side access leads to the rear garden, which has been attractively landscaped to provide a generous paved patio area, ideal for outdoor dining and entertaining, together with a neatly enclosed lawn for ease of maintenance. The garden is fully enclosed by brick walling and timber fencing and benefits from an outside tap, wall light, and external power points. A personal door gives direct access to the garage.

Single Garage
With an up and over door, light and power.

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

Outgoings
Water and drainage rates are payable.

Directions
From the centre of Bromyard take the B4214 towards Tenbury Wells and after approximately half a mile turn right into Porthouse Rise and the property is located on your left

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.

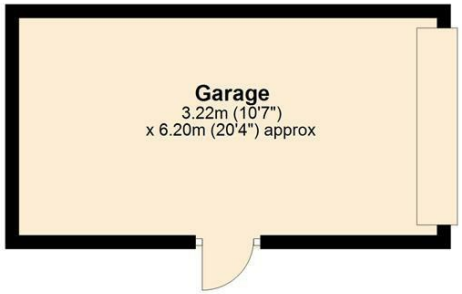




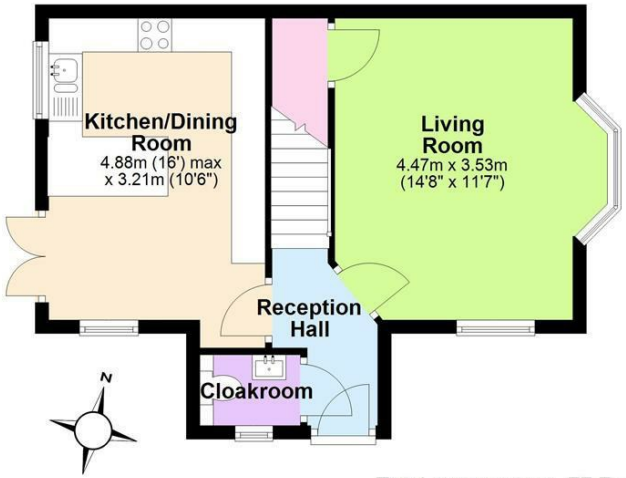




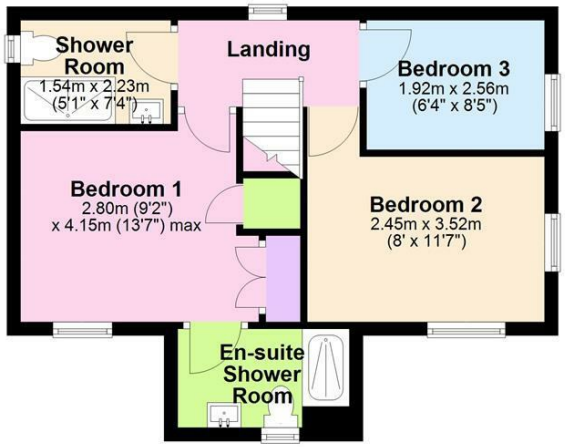
Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 39.0 sq. metres (419.8 sq. feet)



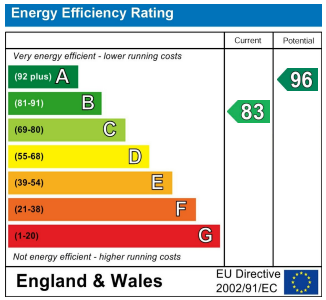
First Floor
Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.5 sq. feet)

1 Porthouse Rise, Bromyard





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.