

FREEHOLD



House - Detached

# 2 STONEHILL DRIVE, BROMYARD, HR7 4XB

## £339,995

### FEATURES

- Spacious 4 bedroom detached house
- Walking distance to the town centre
- Central heating & double glazing
- Enclosed rear garden
- Double garage with electric doors
- No onward chain



# 4 Bedroom House - Detached located in Bromyard

## Brick Porch

With uPVC entrance door, tiled floor, double glazed windows to the front and side aspect and wall light.

## Hallway

With tiled floor, smoke alarm, ceiling light point, carpeted stairs leading up, central heating thermostat and doors to

## Ground Floor Cloakroom

With tiled floor, low flush WC, wash hand basin with hot and cold taps over and tiled surround, door to a useful storage area.

## Spacious Lounge

With fitted carpet, electric log effect fire with brick surround and wooden mantle, gas connection point (should a gas fire be installed), TV aerial, ceiling light points, double glazed window to the front aspect with fantastic views towards the Bromyard Downs, double glazed patio doors with an outlook to the rear garden. Obscure glazed double doors leading to

## Dining Room

With fitted carpet, double glazed window to the rear aspect, ceiling light point, cupboard housing boiler for warm air heating system, control for heating system, CO2 monitor and door to

## Kitchen

With a range of matching wall and base units, ample tiled work surfaces, tiled surround, integrated double oven, 4 ring gas hob with extractor over, double bowl stainless steel sink, smoke alarm, space and plumbing for a dish washer, space for an under counter fridge, tiled effect flooring, ceiling light points, double glazed window to the side aspect, uPVC door providing side access to the garden and door to.

## Utility Room

With tile effect flooring, a range of matching wall and base units, stainless steel sink, space and plumbing for a washing machine, space for an under counter freezer and opaque window to the front aspect,.

## First Floor Landing

With fitted carpet, smoke alarm, ceiling light points, cupboard housing water tank and doors to

## Bedroom 2

With fitted carpet, useful built in wardrobe with wooden shelf and hanging rail, ceiling light point and double glazed window to the front aspect.

## Bedroom 3

With fitted carpet, ceiling light point, useful built in wardrobe with hanging rail and wooden shelving, double glazed window to rear aspect.

## Bedroom 1

With fitted carpet, recessed display shelf, large mirrored fronted fitted wardrobes with hanging rail and shelf, useful storage cupboard, ceiling light point, double glazed window to front aspect with fantastic views towards the Bromyard Downs, and door to the Ensuite Bathroom

With white suite comprising low flush WC, wash hand basin with mixer tap over, panelled bath with mains shower fitment over, fully tiled walls, mirror fronted medicine cabinet, tiled floor and obscure window to the side aspect.

## Bedroom 4

Fitted carpet, ceiling light point, useful built in wardrobe with hanging rail and shelf, double glazed window to rear aspect

## Shower Room

With white suite comprising low flush WC, wash hand basin with mixer tap over, fully tiled walk in double shower cubicle with mains, fitment, fully tiled walls, tiled floor, large mirror fronted medicine cabinet, ceiling light point and obscure window to the rear.

## Outside

The property boasts a well maintained tarmacadam parking area leading to the double garage with convenient electronic up and over doors. The garage is equipped with both light and power. From the parking area, steps lead up to the front door, with a paved pathway offering easy access to the side of the property. The front area features a low maintenance stone section. The parking area is bordered by a collection of mature shrubs adding to it's curb appeal. Side access Access to the side of the property is via a sturdy wooden gate, leading to a practical lean to structure made from timber and fitted with a polycarbonate roof. The sheltered space is perfect for use as an all weather seating area. Additionally, there is an outside tap and paved pathway that continues around to the back of the house. Rear garden The rear garden is spread across 2 levels. A few steps lead to the main garden area which is laid to lawn for ease and maintenance. A further set of steps guides you to a second tier patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by a combination of wooden fencing and brick posts, offering privacy and security.



### Outgoings

Council tax band 'E' - £2,965 for 2025/2026  
Water and drainage rates are payable.

### Property Services

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

### Directions

From the centre of Bromyard turn left by the Falcon Hotel into Pump Street and then at the T-junction turn right onto the A44. Take the 1st turning left into Stonehill Drive and number 2 will be found on the right-hand side.

### Viewing Arrangements

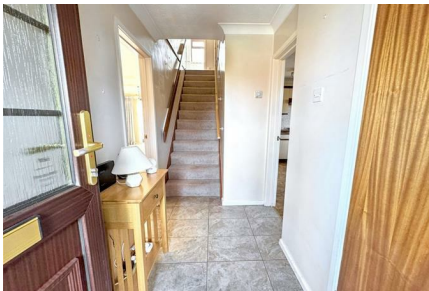
Strictly by appointment through the Agent (01885) 488166

#### Opening Hours

|                 |                   |
|-----------------|-------------------|
| Monday - Friday | 9.00 am - 5.30 pm |
| Saturday        | 9.00 am - 1.00 pm |

### Money Laundering

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




FLINT AND COOK BROMYARD SALES | 37 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4AE

Call us on  
**01885 488166**  
[bromyard@flintandcook.co.uk](mailto:bromyard@flintandcook.co.uk)  
[flintandcook.co.uk](http://flintandcook.co.uk)

Council Tax Band  
**E**



| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>82</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            | <b>69</b> |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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.

