



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

## **NO ONWARD CHAIN**

In an elevated corner position facing a short cul-de-sac of similar houses within a select residential estate on the outskirts of Bromyard.

A Spacious Four-Bedroom Detached House with uPVC Frame Double Glazing, Mains Gas Central Heating, Fitted Kitchen with Rangemaster, Woodburning Stove and Solar Panels.

### **1 MAPLE CLOSE BROMYARD HR7 4LQ**



Porch, Hall, Cloakroom, 20' Through Lounge, Dining Room, Kitchen, Utility, Landing, Master Bedroom En-Suite, Three Further Bedrooms, Bathroom, Integral Garage, Brick Parking Area, Enclosed Rear Garden with Hexagonal Pine Barbecue Hut. EPC – C

**Offers in the region of £367,500**

**NEW PRICE**

## 1 Maple Close, BROMYARD HR7 4LQ

### 1 MAPLE CLOSE



is in an elevated corner position facing a short cul-de-sac of similar houses within an attractive popular residential estate on the outskirts of Bromyard. Approx. half a mile to the town centre with all its amenities, 13 Hereford, 15 Worcester and 16 the M5.

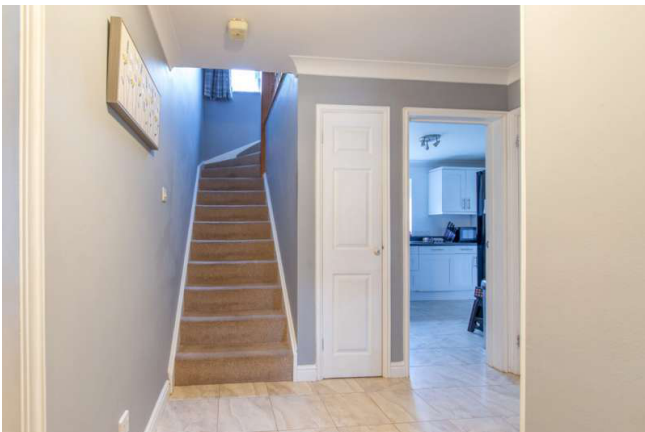
This spacious four-bedroom detached house has uPVC frame double glazed windows and external doors, mains gas fired central heating to radiators with thermostats, woodburning stove, fitted kitchen units in gloss white with Rangemaster cooker, cavity wall and loft insulation, fitted carpets, tile or laminate floors. On the roof there are solar panels generating power for use within the house. Integral garage.

Outside there is a large brick paved parking area and attractive front garden. To the rear there is an enclosed private garden with large paved patio, lawn, borders and on a concrete base a Hexagonal Pine Barbecue Hut.

The accommodation, with approximate measurements, comprises:-

**CANTILEVER PORCH** with light and woodgrain uPVC front door with three diamond shaped lights to

### RECEPTION HALL



with ceramic tile floor, radiator and cornice.

**INSET CUPBOARD** with shelves.

**CLOAKROOM** WC, hand basin with tiled splashback, ceramic tile floor, radiator and extractor.

## **THROUGH LOUNGE (20'5" x 10'7")**



Fireplace opening with marble style hearth and timber mantelpiece over housing a woodburning stove (about 18 months old). Board style laminate floor, two radiators, cornice, low door to cupboard, heavy wooden shelf, window to front and sliding patio doors to rear garden.

## **DINING ROOM (10'7" x 9'10")**



Board style laminate floor, radiator, cornice and window to front.

## **KITCHEN (13'10" x 8'7")**



Range of base and wall units with gloss white fronts of cupboards and drawers, integral dishwasher, larder unit, marble style work surface with splashback, inset 1.5 bowl sink and mixer tap, space with Rangemaster cooker of double oven, grill and five-ring gas hob, tiled splashback and Rangemaster chimney style extractor over.



Ceramic tile floor, cornice, spotlight fitting, wide window to the rear garden, door to



## **UTILITY (6'0" x 5'1")**



Base and wall units, space and plumbing for washing machine and tumble drier, work surface and Potterton boiler. Ceramic tile floor, part glazed door to rear garden and door to garage.

Carpeted stairs from the hall to

**LANDING** Fitted carpet, window to rear, cornice and access to insulated loft space.

**AIRING CUPBOARD** with insulated hot water cylinder, immersion heater and shelving.

## **MASTER BEDROOM EN-SUITE (10'11" x 9'6")**



Fitted carpet, radiator, cornice, two wide doors on piano hinges to built-in wardrobe of hanging rail and shelf. Window to front and door to

## **EN-SUITE**



WC, hand basin with tiled splashback and Linolite shaving light over, ladder style radiator/towel rail, laminated floor, window, extractor and glazed door to tiled shower with Mira Play unit.



## **BEDROOM 2** (10'10" x 8'7")



Fitted carpet, radiator, cornice, window to rear and door on piano hinges to built-in wardrobe.

**BEDROOM 3** (10'0" x 6'7" plus entrance) Laminate floor, radiator, cornice and window to front.

**BEDROOM 4** (7'5" x 6'7") Fitted carpet, radiator, cornice and window to rear.

## **BATHROOM**



White suite of panelled bath with tiling, rail, curtain and Mira shower over, hand basin with tiled splashback and Linolite shaving light over, WC. Laminate floor, ladder style radiator/towel rail, extractor and window.

**INTEGRAL GARAGE** (16'8" x 8'9") with up and over door, concrete floor, shelves, light and power points, hatch to loft space and door to utility.

## **THE FRONT GARDEN**

This is attractively laid out having a wide access from the cul-de-sac road to a large

**BRICK PAVIOURED PARKING AREA** for two cars.

To the side of the parking area there is a paved path to the front door, chipping area, curved low natural stone retaining wall, border of trees and shrubs backed by a rail fence. Outside lights and side path, via a wooden gate, to the rear.

## THE REAR GARDEN



This a particular feature of the property being of good size bounded by timber or lap fences and to the north side a brick wall with climber for privacy.



Wide paved patio, shaped lawn, border of shrubs and a flowering cherry tree. To the corner of the garden and on a concrete base a

## HEXAGONAL PINE BARBECUE HUT



This is constructed of pine walls and door with four double glazed windows and a pitched felt tile style roof.



Inside there are benches around the side with pine board floor and central fire basket with circular chimney over. Fittings for pots and kettle, light and power points.

## SIDE GARDEN



Low board fence to pavement and a young laurel hedge, lawn all being backed by the rear garden brick wall.

**SERVICES** Mains electricity, gas, water and drainage.

**COUNCIL TAX BAND - E**

## SOLAR PANELS

There are solar panels on the roof with the electricity generated being fed to the house supply.

## DIRECTIONS

From the town centre take the A44 Leominster road turning left onto the A4103 Hereford road. After about 300 yards turn left into Ashfield Way, at the T-junction turn right and Maple Close is on the right-hand side.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



These plans are for identification and reference only.  
Plans produced using Planity.  
1 Maple Close, Bromyard

**Ref.** BB003337

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.