



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated corner position within a quiet cul-de-sac of just three houses within walking distance of the town centre, its amenities, and the two schools.

An Extended Three-Bedroom Detached House with uPVC Frame Double Glazing, Gas Fired Central Heating, Fitted Kitchen and Attractive South Facing Rear Garden.

**113 STALLARDS CLOSE
OFF OLD ROAD
BROMYARD
HR7 4AX**



Inset Porch, Reception Hall, Lounge, Dining Room, Study/Bedroom 4, Kitchen, Rear Hall, Cloakroom, Landing, Three Bedrooms, Shower Room, Ample Parking, Attractive Garden Front and Rear. EPC – C

Offers over £300,000

113 Stallards Close, Off Old Road, BROMYARD HR7 4AX

113 STALLARDS CLOSE is in an elevated corner position within a quiet cul-de-sac of just three houses. It is within walking distance of the town centre, all its amenities, the convenience shop at Flaggoners Green and the two schools. This detached house has been extended and the garage converted to increase the size of the kitchen and provide a study/bedroom 4. In 2021 the owners laid new composite board style flooring in the hall, lounge, dining room and kitchen. It has uPVC frame double glazed windows, front door and French doors, mains gas fired central heating from a combi-boiler to radiators and a fitted kitchen with appliances.

The rear garden is a particular feature being of good size, south facing and private. The front is mainly a chipping parking area laid last year together with an area of natural flowers and apple tree. The fences to the front garden, the rear patio and pergola were put in last year.

The accommodation, with approximate measurements, comprises:-

INSET PORCH with quarry tile floor and part glazed front door with side panels to

RECEPTION HALL Board style floor, radiator, cupboard under stairs, glazed door to

LOUNGE (13'7" x 11'10")



Timber fireplace surround with stone hearth and floral tiling above opening.



Board style floor, radiator, wide window to front and wide archway to

DINING ROOM (11'10" x 10'11")



Board style floor, radiator, French doors with glazed side panels to the patio and rear garden, door to hall.

STUDY/BEDROOM 4 (14'8" x 8'3") Fitted carpet, radiator, wall mounted gas boiler, window to front, door to hall.

KITCHEN (16'7" x 7'10" max. meas.)



Range of base and wall units with cream fronts of cupboards and drawers in two sections, integral electric cooker, space and plumbing for washing machine, integral dishwasher, wood style work surfaces with tiled splashbacks, inset Belfast sink with mixer tap, inset four-ring hob with pull out hood and extractor over. Board style floor, space for fridge freezer, ladder style towel rail/radiator, door to hall, windows to side and rear garden, part glazed door to

REAR HALL Tiled floor, part glazed stable door to rear garden and door to

WC with tiled floor and window.

Carpeted stairs from the hall to

LANDING Fitted carpet, window to side and access to part boarded and insulated loft space.

BEDROOM 1 (11'8" x 11'6" incl. wardrobe)



Exposed pine board floor, radiator, two double doors to built-in wardrobe of hanging rail and shelf with cupboards over, two windows to front.

BEDROOM 2 (11'10" x 10'11")



Fitted carpet, radiator and wide window to rear.

BEDROOM 3 (8'6" x 7'2") Fitted carpet, radiator and window to front.

SHOWER ROOM



White suite of hand basin with mixer tap on a vanity cupboard, WC, walk-in shower with glazed screen, tiling and grab handles. Board style vinyl floor, ladder style towel rail/radiator, half tiled walls and window.

OUTSIDE

The property is approached off the cul-de-sac road between two brick pillars to the chipping

CAR PARKING AREA

THE FRONT GARDEN

This is bounded on three sides by new lap fences on concrete sleepers and posts and on the east side by a high hedge. It is L-shaped with areas of shrubs, natural grasses and flowers and an apple tree.

THE REAR GARDEN



This is attractively laid out, mature being south facing and bounded by lap fences or hedges for privacy. Joining the house there is a wide paved path and paved patio under a timber pergola. Sleeper and timber retaining wall with steps to a good-sized shaped lawn, borders of shrubs, roses, holly, hazel and copper beech.



An attractive corner feature has an L-shaped terrace fronted by a pond of water lilies and aquatic plants. Paved side path with border, lap fence and door to front. On the east side there is a wide concrete path, board fencing to side and water butt.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - C

DIRECTIONS

From the town centre turn left in front of the community centre and proceed up Old Road. After passing Firs Orchard and Firs Lane signs, turn left into Stallards Close.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003367

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.