



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated south facing position in a select residential area on the popular south side of Bromyard. Within close walking distance of the town centre and all its amenities.

A Superbly Presented Spacious Extended Four-Bedroom House with Woodgrain uPVC Double Glazing, Gas Fired Warm Air Heating, Conservatory and Fitted Kitchen. Set in Attractive Mature Gardens with Numerous Shrubs and Trees.

**3 NUNWELL ROAD
BROMYARD
HR7 4XA**



Comprising

Porch, Hall, Cloakroom, Lounge, Dining Room, Conservatory, Breakfast Kitchen, Utility, Side Porch, Landing, Master Bedroom En-Suite, Three Further Bedrooms, Shower Room, Double Garage, Parking and Attractive Mature Gardens. EPC – D

Offers in the region of £399,000

3 Nunwell Road, BROMYARD HR7 4XA

3 NUNWELL ROAD is an extended spacious superbly presented house set in the most attractive mature gardens with many flowering and ornamental shrubs and specimen trees.

It is in an elevated south facing position with a silvan backdrop in a select residential area on the popular south side of Bromyard. The town centre, with all its amenities, is within easy walking distance.



The house has woodgrain uPVC frame double glazed windows and external doors, mains gas fired warm air central heating to vents in each room, shaped conservatory overlooking the rear garden, fitted kitchen and utility with appliances, master bedroom en-suite and second bedroom both with fitted wardrobe units, expensively fitted family shower room, fitted carpets or floor coverings.

The large double garage has two electrically operated roller doors with handsets and a workshop area. Good-sized brick paved parking area and paths, attractive mature gardens.

The accommodation, with approximate measures, comprises:-

ENCLOSED PORCH (8'1" x 3'11") Half glazed double doors with windows each side, tiled floor, exposed brick walls, front door with patterned leaded upper pane and window to side.

RECEPTION HALL

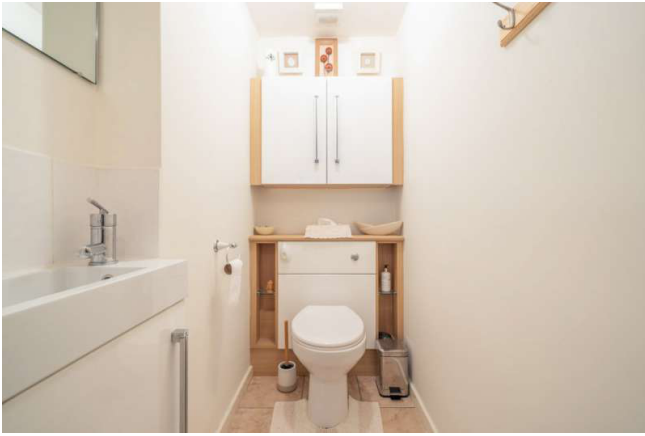


Central heating thermostat, oblique glazing and door to lounge, cornice and cupboard under stairs.

CLOAKS CUPBOARD with hanging rail and shelf.

BOILER CUPBOARD with gas fired warm air boiler.

CLOAKROOM



WC and concealed cistern, shelf and cupboard over, hand basin with mixer tap on a white gloss vanity unit set in an arched inset, tiled floor, extractor.

LOUNGE (19'0" x 12'8" max. meas.)



Marble style feature fireplace surround with matching hearth housing a coal effect ? fire. Cornice, two ceiling light fittings on dimmer switches, wide window to front with wide sill, glazed double doors to

DINING ROOM (11'2" x 10'2")



Door to kitchen, cornice, centre light fitting on dimmer switch, wide sliding patio door to

CONSERVATORY (12'10" x 11'4" max.)



of woodgrain uPVC double glazing on low brick walls with glazed roof, French doors, ceramic tile floor and roll down window blinds. This room looks over the attractive rear garden with its many shrubs and a silvan backdrop.

KITCHEN/BREAKFAST ROOM (16'5" x 10'2" max.)



being divided by a wide arch and having a light board style vinyl floor.

The Kitchen Area - Range of base and wall units with cream fronts of cupboards and drawers, integral NEFF oven, grill and warming drawer, granite work surface with tiled splashback, inset 1.5 bowl stainless steel sink with swan neck mixer tap, NEFF five-ring gas hob with stainless steel style extractor over. Six inset ceiling lights, window to rear and door to utility.

The Breakfast Area - Matching corner unit to kitchen with large integral fridge and cupboard, six inset ceiling lights and window to rear.

UTILITY ROOM (8'9" x 7'1" max. meas.) Range of base and wall units of cupboards with cream fronts, spaces for washing machine, tumble drier and dishwasher, work surfaces with tiled splashback, inset stainless steel sink. Board style vinyl floor, spotlight track, half glazed door with side window to

LARGE SIDE PORCH (10'8" x 7'4")



of uPVC frame double glazing on brick walls, oblique box profile roof and half glazed door to rear. Tiled floor, tiled walls, floor unit of cupboards and drawers, integral fridge and work surface. Half glazed door and side window to the double garage.

Stairs from the hall to

L-SHAPED LANDING with hatch to insulated loft space.

MASTER BEDROOM EN-SUITE (12'3" x 11'10") Fitted bedroom suite in light oak of six doors to wardrobes of hanging rails and shelves, space for double bed with cabinets each side and illuminated plinth over, dressing table of drawers and kneehole. Cornice, window to rear and door to

EN-SUITE of light maple units with WC, hand basin, shelf, cabinet and mirror with illuminated plinth over, shaver point. Panelled Whirlpool bath with glazed screen, tiling and shower over. Part tiled walls, two inset ceiling lights and window.

BEDROOM 2 (11'11" x 11'5") Bedroom units in white of wardrobe with hanging rail and shelf, drawers under, dressing table with drawers and knee hole, each side of space for double bed are cabinets of drawers. Double doors to built-in wardrobe of hanging rail and shelves. Window to front.

BEDROOM 3 (8'10" x 8'10") Laminate floor, double doors to built-in wardrobe of hanging rail and shelf. Window to front.

BEDROOM 4 (7'11" x 7'2") Window to front.

SHOWER ROOM



Shaped glazed double shower with sliding door, Mira electric unit and grab rail. White vanity unit of cupboards with hand basin set into a shelf and illuminated mirror fronted cabinet over, WC with concealed cistern. Tiled floor, fully tiled walls, extractor and window.

AIRING CUPBOARD with insulated hot water cylinder, shelving.

INTEGRAL DOUBLE GARAGE (16'11" x 15'8" av.) Two electric roller doors with handsets, painted concrete floor, light, power points, shelves, wall cupboards, access to loft space, door and window to side porch.

OUTSIDE

The property is approached off the estate road by a wide entrance to the

BRICK PAVIOURED DRIVE/PARKING AREA and double garage. The brick pavioured path leads to the front door.

THE FRONT GARDEN



This is south facing being attractively laid out with shaped lawn, specimen trees and borders of shrubs. A brick side path with door leads to the rear garden.

THE REAR GARDEN



This attractively laid out being bounded by lap fences, a high trimmed fir hedge for privacy and a silvan backdrop. Shaped flag style patio with low stone wall edging bounded on two sides by borders of shrubs and specimen trees. Three steps to lawn and patterned brick and paved patio backed by a low stone wall.



Borders of numerous well-tended shrubs, lattice style fence hiding the **GREENHOUSE**. Side path to the raised brick paved sitting area outside the side porch door. This is bounded by timber fencing with outside light and step to path.

On the west side of the house a paved path with wall to one side and wrought iron gate leads to a concealed store area with timber shed and a **TIMBER WORKSHOP** with light and power points.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - E

DIRECTIONS

From the town centre turn into Pump Street by the Falcon Hotel. Turn right towards Leominster and the first left into Stonehill Drive. Almost immediately turn left into Nunwell Road and the property is on the left.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003382

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.