



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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At the end of a quiet cul-de-sac with panoramic views from the rear over the picturesque countryside of the Frome Valley to Malvern Hills. On a select residential estate on the edge of Bromyard.

A Spacious Four-Bedroom Detached House with Mains Gas Central Heating, Double Glazing, Fitted Kitchen, Through Lounge, Fitted Carpets, Integral Garage and Attractive Mature South Facing Rear Garden with Panoramic Views.

**16 OAK CLOSE
BROMYARD
HR7 4LJ**



Comprising

Porch, Hall, Cloakroom, 20' Lounge, Dining Room, Breakfast Kitchen, Utility, Landing, Master Bedroom En-Suite, Three Further Bedrooms, Shower Room, Parking, Integral Garage, Mature Gardens. EPC – D.

Offers in the region of £350,000

16 Oak Close, BROMYARD HR7 4LJ

16 OAK CLOSE



is at the end of a quiet cul-de-sac facing a pretty amenity area of lawn and trees with magnificent views from the rear over the renowned picturesque undulating countryside of the Frome Valley to Malvern Hills. It is part of a select residential estate on the edge of Bromyard about half a mile from the town centre and all its amenities. Approx. 14 miles Hereford, 15 Worcester and 16 the M5.

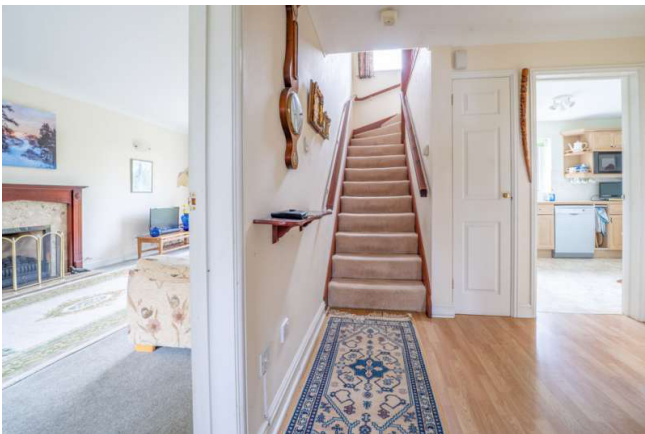
This spacious detached house has mains gas fired central heating to radiators, double glazing with the rear windows being in uPVC frames, 20ft through lounge, fitted kitchen in limed light oak, fitted carpets, laminate or vinyl floors and integral garage.

Outside there are attractive mature beautifully laid out gardens with the rear having south facing views over adjoining fields and the Frome Valley. Brick paved parking.

The accommodation, with approximate measurements, comprises:-

CANTILEVER PORCH with light to part glazed front door and

L-SHAPED RECEPTION HALL



Wood style laminated floor, radiator with shelf over, shelf and cornice.

CUPBOARD with hat and coat hooks and shelves.

CLOAKROOM



WC, hand basin with tiled splashback, laminate floor, radiator and extractor.

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



Moulded timber fireplace surround with marble inset and hearth housing a living flame coal effect gas fire. Fitted carpet, two radiators, low door to cupboard under stairs, three wall light fittings and two matching ceiling light fittings, cornice, window to front and



sliding uPVC frame patio doors with superb views to the south over the rear garden to undulating countryside.

DINING ROOM (10'6" x 9'10")



Board style laminate floor, radiator, ornate ceiling light fitting, cornice and window to front.

BREAKFAST KITCHEN (13'11" x 8'9" max. meas.)



Range of base and wall units with limed light oak fronts of cupboards and drawers, integral oven, space and plumbing for dishwasher, space for fridge freezer, work surface with tiled splashback, inset 1.5 bowl stainless steel sink and swan neck mixer tap, inset four-ring gas hob with pull out hood and extractor over, integral eye level microwave. Tile style vinyl floor, radiator, spotlight track, uPVC double glazed window with superb view to the south over the rear garden to trees and fields. Door to

UTILITY (6'0" x 5'1") Base and wall units of cupboards, space and plumbing for washing machine, space with shelf, work surface with tiled splashback and inset stainless steel sink and swan neck mixer tap. Tile style laminate floor, gas fired central heating boiler and timer, door to garage and part glazed door to rear garden.

From the hall, carpeted stairs to

LANDING with fitted carpet, cornice, access to loft space and



uPVC double glazed south facing window with panoramic views of the Frome Valley to Malvern Hills.

BEDROOM 1 EN-SUITE (10'10" x 9'7")



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

EN-SUITE



Hand basin with mixer tap, mirror and Linolite shaving light over against a half tiled wall, WC, fitted carpet, radiator, extractor to built-in tiled shower with Mira Sport unit.

BEDROOM 2 (10'11" x 8'7")



Fitted carpet, radiator, cornice, doors on piano hinges to built-in wardrobe of hanging rail and shelf. uPVC frame double glazed window with superb views to the south over the Frome Valley to Malvern Hills.

BEDROOM 3 (9'11" x 6'7" plus entrance)



Fitted carpet, radiator, shelves, cornice and window to front.

BEDROOM 4 (7'7" x 6'7")



Fitted carpet, radiator, cornice, uPVC frame double glazed window with panoramic views over the Frome Valley.

SHOWER ROOM



Suite of hand basin with mixer taps, tiled splashback, mirror and Linolite shaving light over. Fitted carpet, radiator, towel rail, extractor and window. Full width double shower with sliding glazed door, tiling and Mira Sport electric shower.

OUTSIDE

From the cul-de-sac road there is a brick pavioured drive and

CAR PARKING SPACE to the

INTERGRAL GARAGE (16'8" x 8'8") with up and over door, concrete floor, window, light, power, shelves, access to loft space and door to utility.

THE FRONT GARDEN

This is open plan facing the cul-de-sac road with its attractive grass area and weeping birch trees. Paved path to the front door, border of mature shrubs with dividing hedge and two lawned area.

SIDE GARDEN

This has a lawn with flowering cherry trees and a paved path leading to a gate and the rear garden.

THE REAR GARDEN



This is attractively laid out and private being bounded by board fences on two sides and a trimmed hedge to the adjoining silvan area.



From its elevated position there are superb south facing views to the open fields of the Frome Valley with its many trees. The garden comprises a full width terrace of stone style paved patios, chipping areas, borders of ornamental and flowering shrubs, climbers including a wisteria. To the front, there is a low trimmed box hedge.



Three steps lead down to the lower garden of lawn, borders of shrubs and a paved sitting area.

Outside light and tap.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - E

DIRECTIONS

From Bromyard take the A44 Leominster road turning on the A465 Hereford road. After about 200 yards, turn left into Ashfield Way. At the T-junction turn right into Chestnut Way. At the T-junction turn right into Oak Close and the property is in front of you.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003425

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.