



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated position on popular Lower Thorn no-through road within walking distance of the convenience shop at Flaggoners Green and the two schools.

A Spacious Detached Four-Bedroom House set in Unusually Large Attractive Gardens. Full Mains Gas Central Heating, uPVC Double Glazing, Fitted Carpets, 22' Through Lounge and Double Garage. The Ideal Subject for Extension, Subject to Planning.

**HUNTERS GREEN
18 LOWER THORN
BROMYARD
HR7 4AZ**



Comprising

Porch, Hall, Through Lounge, Dining Room, Kitchen, Utility, Shower Room, Bedroom 4, Landing, Two Large Bedrooms, Bedroom 3, Cloakroom, Attached Double Garage, Parking, Large Attractive Gardens. EPC – C

Offers in the region of £550,000

Hunters Green, 18 Lower Thorn, BROMYARD HR7 4AZ

HUNTERS GREEN



offers the opportunity to purchase a four-bedroom house with a 180 ft frontage set in unusually large attractive gardens with mature trees. It is in an elevated position on popular Lower Thorn joining a no-through road within walking distance of the convenience shop at Flaggoners Green and the two schools. The town centre, with all its amenities, is just half a mile away.



This detached house has full mains gas fired central heating to radiators with thermostats, uPVC frame double glazed windows and external doors, fitted carpets in most rooms, 22 ft through lounge, 19 ft breakfast kitchen, two of the bedrooms are 19 & 16 ft, attached double garage. Outside there is ample parking, a timber garden shed and large enclosed attractive gardens.

N. B. The large garden offers the opportunity to extend the house, subject to planning.

The accommodation, with approximate measurements, comprises:-

uPVC frame double glazed

PORCH with hard board ceiling and inset lights to uPVC frame front door and side panel to

RECEPTION HALL



with two radiators, high shelf, low door to cupboard under stairs, doors to

STORE CUPBOARD with shelf.

SHOWER ROOM (7'9" x 6'4")



White suite of hand basin on vanity unit of drawers, mixer tap, shelf, mirror and shaver point over, WC, walk-in double shower with glazed screen, grab handles and wet board walls. Wet room style floor, radiator, fully tiled walls, inset ceiling lights, window.

THROUGH LOUNGE (22'1" x 14'4" max.)



Timber surround fireplace with hearth housing a living flame coal effect gas fire. Each side there are low exposed wood cupboards with sliding doors and wide shelves. Two radiators, window to front and wide sliding patio doors to the rear terrace and the garden.

L-SHAPED KITCHEN (19'4" x 10'11" max. meas.)



Range of base and wall units in cream of cupboards and drawers, space and point for gas cooker with pull out hood to illuminated extractor over, space and plumbing for washing machine and dishwasher, matching worktop with space under and extension to a breakfast table, space for fridge freezer. Work surfaces with tiled splashbacks, inset stainless steel 1.5 bowl sink and mixer tap. Vinyl floor, radiator, two windows to the attractive rear garden, door to

DINING ROOM (13'10" x 9'1")



Wide built-in low unit with sliding doors to cupboards and a wide worktop, radiator, window to front.

Glazed door from the kitchen to

UTILITY (11'11" x 5'11")



of brick walls with box profile roof and uPVC frame front with large windows and glazed stable door to the rear garden. Paved floor, base units of cupboards and drawers, shelves and door to

STORE ROOM with shelves and the Worcester gas fired boiler.

Door from the hall to

BEDROOM 4/STUDY (10'8" x 9'11")



Radiator, high shelf and window to front.

Stairs from the hall with handrails to

GALLERIED LANDING with window to front and doors to

BEDROOM 1 (16'0" x 18'8" into alcove)



Two radiators, double doors to built-in wardrobe of hanging rail and shelf.



Window to side with view over to open fields and distant hills, window from alcove to the rear garden.



Two low sliding doors each side of the room to **CUPBOARD** with shelf and the insulated pressure hot water cylinder and long useful storage **CUPBOARD**.

N. B. The alcove in this room is ideal for adding an en-suite.

BEDROOM 2 (19'2" x 11'11")



Two radiators, shelf, two ceiling spotlights, low door to cupboard with hanging rail, low sliding door to cupboard under eaves.



Window to front with view to Bromyard Downs.

BEDROOM 3 (11'0" x 9'11)



Radiator, corner shelves, two ceiling spotlights, window to the rear garden.

CLOAKROOM



of hand basin and WC, radiator, half tiled walls and window.

ATTACHED GARAGE with large up and over electric door, concrete floor, shelves, light, power points, two windows and door to utility.

OUTSIDE The property has a long frontage to Lower Thorn no-through road with a trimmed boundary hedge, pedestrian opening to paved path and wide access to the

DRIVE/CAR PARKING AREA of paving leading to the garage.

THE FRONT GARDEN This is attractively laid out with shaped lawns, borders with shrubs, paved paths to the front door and a mature silver birch tree. To the north side of the house there is a brick wall with arch and wrought iron gate to the

SIDE GARDEN with wide paved path, lawn, border and boundary lap fence in concrete uprights.

THE LARGE ATTRACTIVE REAR GARDEN



Paved path along the front of the house with border of shrubs to a paved sitting area bounded by block walls with ivy, feature low pond with circulating pump to fountain and pond plants, raised side border to plants



with opening to the large lawns bounded on two sides by lap fences in concrete uprights and to the rear a board fence all affording privacy.



The lawn is interspersed by borders, shrubs, paved path, low natural stone retaining walls and steps, trees including oaks, maple and cherry. An opening leads to a hidden lawn area about 100 ft long with stone retaining walls and steps. This area has high hedges on each side of holly, laurel and hazel.



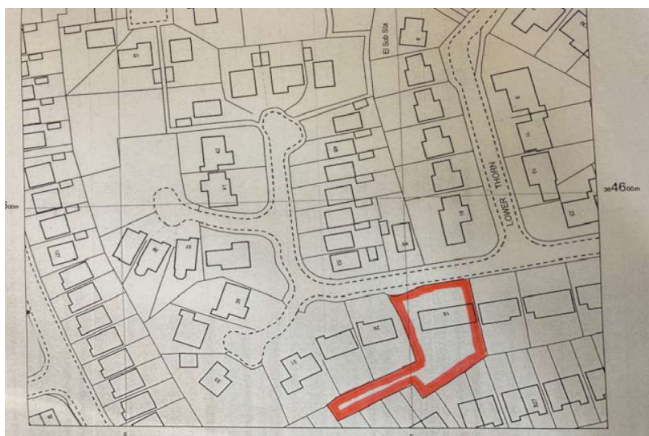
SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - E

DIRECTIONS

From the town centre and High Street, turn left in front of the community centre. Proceed up Old Road and take the fourth turning on the right signed Lower Thorn. Around the left-hand bend and at the T-junction turn right, the property is on the left – see 'For Sale' board.



VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003450

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.