



## NO ONWARD CHAIN

In an elevated south facing position joining a quiet cul-de-sac on the popular south side of Bromyard within walking distance of the town centre and all its amenities.

A Spacious Detached Four-Bedroom House with uPVC Double Glazing, Mains Gas Warm Air Central Heating, Fitted Kitchen, Fitted Carpets and Double Garage.

**7 STONEHILL CLOSE  
BROMYARD  
HR7 4XD**



*Comprising*

Porch, Hall, Cloakroom, 21' Through Lounge, Dining Room, Breakfast Kitchen, Utility, Landing, Master Bedroom En-Suite, Three Further Bedrooms, Bathroom, Parking, Double Garage, Attractive Gardens Front and Rear. EPC – pending.

**Offers in the region of £365,000**

## 7 STONEHILL CLOSE



is in an elevated south facing position joining a quiet cul-de-sac with views to the east to Bromyard Downs and over roofs to open fields and distant hills. It is on the popular south side of Bromyard within walking distance of the town centre, all its amenities, and the bus stop for the regular Hereford/Worcester service. Alongside the front garden, there is a footpath leading to a stile and from the cul-de-sac turning circle a walkway to the bottom of Stonehill Close.

This spacious house has uPVC frame double glazed windows and external doors, mains gas warm air central heating to vents in each room, fitted kitchen, carpets, master bedroom with dressing area and en-suite. Three of the bedrooms have built-in wardrobes.

Approached off the cul-de-sac, there is a tarmac drive/parking area leading to the detached brick and tile double garage with one of its doors being electrically operated. The rear garden is a particular feature being bounded by timber and beech hedging for privacy.

The accommodation, with approximate measurements, comprises:

**uPVC frame enclosed**

**PORCH** with windows on two sides and views to open fields and part glazed front door to

**RECEPTION HALL** with block style vinyl floor and cornice.

**CLOAKROOM** Fitted carpet, WC, hand basin with tiled splashback and mirror over, grab rail, cornice, window, door to

**CLOAKS CUPBOARD** with hanging rail and shelf.

**THROUGH LOUNGE** (21'10" x 11'8")



Fitted carpet, moulded timber fire surround with marble style inset and hearth housing a mains gas fire.



Cornice, south facing window to front, French doors with side panels to the attractive rear garden, and silvan backdrop, glazed double door to

### **DINING ROOM (14'3" x 9'1")**



Fitted carpet, cornice, picture window to the rear garden and silvan backdrop, door to cupboard housing the Modairflow JB40.50 gas fired warm air boiler, door to

### **BREAKFAST KITCHEN (12'3" x 10'9")**



Range of base, wall and peninsular units of cupboards and drawers, integral eye level electric cooker and grill, space for fridge, work surfaces with tiled splashback, inset stainless steel 1.5 bowl sink and mixer tap, inset four-ring gas hob with extractor over, shelves. Vinyl floor, cornice, window and part glazed door to side garden, door to hall and door to

### **UTILITY (6'10" x 4'6")**



Base unit of cupboard, spaces and plumbing for appliances, work surface with tiled splashback and inset stainless steel sink. Shelves, vinyl floor, window.

From the hall, carpeted stairs with handrails to

**LANDING** Fitted carpet, access to loft space, doors to

**AIRING CUPBOARD** with insulated hot water cylinder and shelving.

**MASTER BEDROOM EN-SUITE** Entrance (6'3" x 4'4" max) and Bedroom Area (11'3" x 10'11")



Fitted carpet, smoked double sliding doors to built-in wardrobe of hanging rail and shelf, door to linen cupboard with shelves, inset shelf, cornice, picture window to front with views over roofs to open fields and hills. Door from entrance area to

#### EN-SUITE



Suite of panelled bath with tiling, grab rail, shower rail, curtain and shower over, hand basin with mirror and shaving light over, WC with concealed cistern. Tiling to two walls, heated towel rail, fitted carpet, window with shelf.

**BEDROOM 2** (11'10" x 10'3" plus entrance)



Fitted carpet, double doors on piano hinges to built-in wardrobe of hanging rail and shelf, cornice, window to front with views over roofs to open fields and hills.

### **BEDROOM 3 (9'1" x 8'4")**



Fitted carpet, double doors to built-in wardrobe of hanging rail and shelf, cornice, window to rear with silvan backdrop and view to fields.

### **BEDROOM 4 (9'3" x 7'9" max. meas.)**



Fitted carpet, door to cupboard with shelves, cornice, window to rear.

### **BATHROOM**



Suite of panelled bath with tiling, grab rail, rail and curtain and shower over, hand basin with mirror and shaving light over, WC with concealed cistern. Tiling to two walls, shelf, window.

### **OUTSIDE**

Approached off the turning circle of the cul-de-sac road, there is a tarmac

### **DRIVE AND PARKING AREA to the**

**DETACHED BRICK AND TILE DOUBLE GARAGE (17'7" x 16'11")** with one electrically operated roller door and one manual up and over door, concrete floor, light and power points. To the side of the garage, there is an attractive border of shrubs.

Alongside the parking area, there is a brick retaining wall with steps to the path, porch and the attractive

**FRONT GARDEN** Stone style paved path with borders of shrubs and climber. Gate to side of house.

## THE REAR GARDEN



This is attractively laid out, mature with a silvan backdrop being bounded by brick walls, wooden fences and beech hedging for privacy. Full width paved path, corner paved patio area, borders of shrubs, roses and climbers. Chipping path with feature curved low retaining walls to a wide border of shrubs and tree. Shaped lawn.

## SIDE GARDEN



with brick wall to one side of wide paved path, chipping area, outside tap, door to front and a

**TIMBER GARDEN SHED (12' x 6')** with door and window.

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

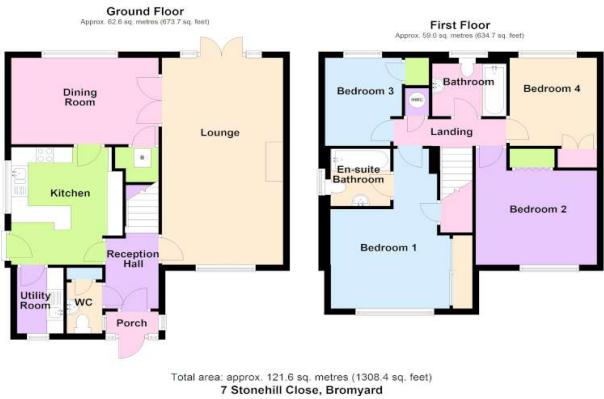
**COUNCIL TAX BAND - E**

## DIRECTIONS

From the town centre, turn into Pump Street alongside The Falcon Hotel. At the crossroads, turn right on to the A44 Leominster road. Take the first left into Stonehill Drive and then first right into Stonehill Close. The property is on the turning circle in front of you.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



**Ref. BB003478**

**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.