



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated south facing corner position at the end of a popular cul-de-sac road close to paths to Old Road and Winslow Road. Within walking distance of the town centre and all its amenities.

A Superbly Presented Detached Spacious Bungalow Set in Attractive Mature Garden having Mains Gas Fired Central Heating, uPVC Double Glazing, Conservatory and Fitted Kitchen.

**42 LOWER THORN  
BROMYARD  
HR7 4AZ**



*Comprising*

Porch, Hall, 19' Lounge, Dining Room/Bedroom 4, Conservatory, Breakfast Kitchen, Three Bedrooms, Bathroom with Shower, Parking Area, Carport, Attractive Mature Gardens with Gazebo, Work Shed. EPC – C

**Offers in the region of £395,000**

## 42 Lower Thorn, BROMYARD HR7 4AZ

### 42 LOWER THORN



is in an elevated south facing corner position within walking distance of the town centre, all its amenities, the two schools and the convenience shop at Flaggoners Green. Close by, there are paths to a grass amenity area, Winslow Road and Old Road. It is at the end of a quiet cul-de-sac road within the popular Lower Thorn area of Bromyard.



This spacious detached bungalow is in superb order having uPVC frame double glazed windows and external doors, mains gas fired central heating from a Worcester combi-boiler (12 months old) to radiators with thermostats, 13ft square conservatory, hardwood style interior doors, fitted kitchen with appliances and granite work surfaces, fitted bathroom with shower, fitted carpets, board or tiled floors, part boarded insulated loft space, burglar alarm system, uPVC barge boards, soffits and downpipes.

Outside there is a good-sized tarmac drive/parking area and a carport. The gardens are bounded by 'Colour Fence' metal 'lookalike' board fencing in brown for privacy. They are beautifully laid out for easy maintenance, comprising pebble areas, circular boarders, trimmed trees and shrubs, flagstone style paths and patio and a timber frame gazebo with pitched roof.

The accommodation, with approximate measurements, comprises:-

#### **PORCH (7'4" x 5'3")**



of uPVC frame double glazed windows on low brick walls and pitched roof. Slate style tile floor and hardwood front door with coloured light inset.

## RECEPTION HALL



with oak board floor, radiator, corner shelf, two inset ceiling lights. Exposed wooden double doors with glazed upper panels to

## LOUNGE (19'4" x 11'9")



Fitted carpet, two radiators, two wall light fittings, window to side and feature French doors with side panels to the conservatory. Door to

## DINING ROOM/BEDROOM 4 (16'6" x 8'6")



Fitted carpet, radiator, two wall lights, windows to front and rear.

## CONSERVATORY (13'8" x 12'9" max. meas.)



This attractive room looks over the rear garden with its many trees and shrubs. It is constructed of uPVC frame double glazing on low brick walls with pitched oblique box profile roof.



Ceramic tile floor, radiator and French doors to garden.

### **BREAKFAST KITCHEN (11'8" x 11'8")**



Range of base and wall units with cream fronts of cupboards and drawers, integral eye level double electric oven, integral fridge and freezer, integral washing machine, integral dishwasher, under wall unit lighting, black granite worktop with matching splashback and tiling over, inset Belfast sink with mixer tap, inset four-ring gas hob with chimney style extractor over.



Matching peninsular unit of breakfast bar, cupboards and shelves. Ceramic tile floor, modern upright radiator, 12 inset ceiling lights, extractor and two windows to front.

Off the hall is a

**PASSAGE** with board floor, three inset ceiling lights, access by a pull down aluminium ladder to the

**LOFT SPACE** This is part boarded, light and insulated.

### **BEDROOM 1 (11'8" x 11'8")**



Fitted carpet, radiator, TV point, pine fronted built-in wardrobe of hanging rail and shelves, mirror in pine frame, wide window to the attractive rear garden.

### **BEDROOM 2 (11'9" x 9'1")**



Fitted carpet, radiator, bed pull switch and window to rear.

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



Fitted carpet, radiator, double doors to built-in wardrobe of hanging rail and shelf, window to front.

### **BATHROOM**



White suite of panelled bath, hand basin and WC.



Glazed double doors to tiled corner shower. Tiled floor, large upright ladder style towel rail/radiator, part stone style tiled walls, five inset ceiling lights, extractor and window.

## **OUTSIDE**

A wide entrance from the cul-de-sac road to a

**TARMAC DRIVE/PARKING AREA** leading to a uPVC frame **LEAN-TO CARPORT** with water tap.

## **THE GARDENS**

These are on three sides of the bungalow, bounded by brown 'Colour Fence' of metal 'lookalike' board fencing. They are beautifully laid out for low maintenance having a range of shrubs and trees.

## **THE FRONT GARDEN**



Gate from the parking area to a stone style flag path and the porch door. A large area down to pebbles has three circular island beds with trimmed fir trees, flowering cherry trees and a corkscrew willow.

## **THE REAR GARDEN**



This is attractively laid out having higher fences with trimmed trees for privacy.



From the conservatory doors, there is a path and patio area of stone style flags backed by trees, shrubs and border. Pebbled area and a

### **TIMBER FRAME PITCHED ROOF GAZEBO**



This has open sides and a decking floor. Outside light and water tap.

### **SIDE AREA**

This has chippings, concrete base and timber frame

### **WORKSHOP/GARDEN STORE (15'8" x 7'9")**



with board floor, double doors, two windows, lights and power points.

### **SERVICES**

Mains electricity, gas, water and drainage.

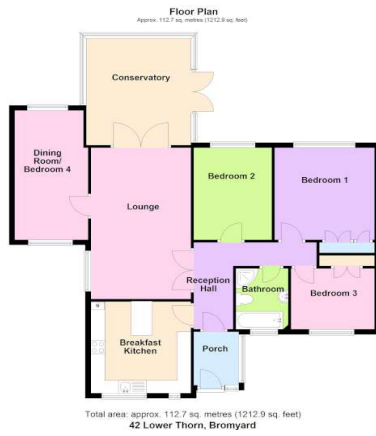
### **COUNCIL TAX BAND - C**

### **DIRECTIONS**

From the town centre, turn left in front of the community centre and proceed up Old Road. After a left-hand bend, turn right into Lower Thorn. At the T-junction, turn right and follow the road round to the right and the property is on the left-hand side at the end of the cul-de-sac.

### **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.



***Ref.*** BB003489

**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.