BARRY Bufton
ESTATE AGENT • AUCTIONEER • VALUER
27 High Street, Bromyard, Herefordshire HR7 4AA
Tel. 01885 482171

NO ONWARD CHAIN

In a prime elevated corner position on the popular south side of Bromyard within close walking distance of the town centre and its amenities.

A Spacious Detached Three-Bedroom Bungalow with Woodgrain uPVC Frame Double Glazing, Mains Gas Fired Warm Air Central Heating, Fitted Kitchen, Fitted Carpets, Parking, Detached Garage and Attractive Private Rear Garden.

1 STONEHILL DRIVE
BROMYARD
HR7 4XB

Comprising

Inset Porch, Hall & Passage, L-Shaped Lounge/Dining Room, Fitted Kitchen, Two Bedrooms with Fitted Wardrobes, Bedroom with Shelves, Bathroom, Cloakroom, Brick Pavioured Parking Area to the Garage. EPC - D

Offers in the region of £269,950

NEW PRICE

1 Stonehill Drive, BROMYARD HR7 4XB

1 STONEHILL DRIVE is in a prime position on the popular south side of Bromyard joining Stonehill Drive and Nunwell Road. It is within comfortable walking distance of the town centre and all its amenities including the bus stop for the regular Hereford and Worcester service. Approx. 13 miles Hereford, 14 Worcester and 12 to both Leominster and Ledbury.

This spacious bungalow has woodgrain uPVC double glazed windows and externals doors, mains gas fired warm air central heating to vents in each room, fitted kitchen, fitted carpets or vinyl flooring throughout.

Outside the bungalow has an attractive frontage of lawn, borders and paths.

To the side there is a brick pavioured parking area and a detached brick and tile roof garage with electrically operated door.

The rear garden is private being attractively laid out with lawns, borders and paving.

The accommodation, with approximate measurements, comprises:-

INSET PORCH with coach style lamp, part glazed front door to

L-SHAPED HALL/PASSAGE

BOILER CUPBOARD with gas fired Johnson & Starley J50 Modairflow warm air boiler.

CUPBOARD with shelf and rail.

AIRING CUPBOARD with insulated hot water cylinder and back-up immersion heater, slatted shelving.

Glazed door with glazed panel to one side to **L-SHAPED LOUNGE/DINING AREA**

The Lounge Area - (16’5” x 9’10”)

has a reconstituted stone fireplace with two insets and living flame log effect gas fire on stone hearth. Cornice and wide window to front.

The Dining Area - (11’7” x 8’8”)

with cornice, sliding patio doors to the rear garden and view through to open field. Door to

KITCHEN (11’8” x 7’11”)

Range of base and wall units with light oak fronts of cupboards and drawers, integral eye level double oven, integral fridge and freezer, wide space and plumbing for appliances, work surfaces with tiled splashback, inset stainless steel double sink with mixer tap, inset four-ring gas hob with pull out hood and extractor over. Vinyl floor, window to rear garden and door to side steps and parking area.

MASTER BEDROOM (12’0” x 11’3”)

Cornice, smoke mirrored sliding doors to built-in wardrobe of hanging rail and shelf, window to rear garden.

BEDROOM 2 (12’3” x 8’8”)

Double doors on piano hinges to built-in wardrobes of hanging rail and shelf, window to front.

BEDROOM 3 (9'1" x 7'3")

Book shelves to one wall, window to front.

BATHROOM

Suite of panelled bath with entrance door, seat lift, handrails, mixer tap with shower and rail over, hand basin with mirror and shaving light over, WC with concealed cistern. Fully tiled walls above bath and basin, half tiling to two walls, medicine cabinet and window.

CLOAKROOM

WC, hand basin with tiled splashback and mirror over, vinyl floor and window.

OUTSIDE

To the front there is an open plan area of lawn, paved path, low stone retaining wall and border of shrubs.

To the side of the house, and approached off Nunwell Road, there is a brick pavioured drive and parking area leading to the garage. Rockery with shrubs and alpines and three steps to the kitchen door. Fence and door to the rear garden.

THE DETACHED GARAGE

This is of brick with a pitched tiled roof, electric up and over door with handset, concrete floor, light, power point and half glazed door to rear garden.

THE REAR GARDEN

This is bounded by lap and board fences for privacy with a paved path from the side gate to the garage, steps and curved sloping path to the dining area patio doors.

The garden is attractively laid out with small paved patio, path, shaped lawn and borders of shrubs and trees. Outside tap, side path and gate to the front.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - D

DIRECTIONS
From the town centre turn into Pump Street and at the junction turn right onto the A44 Leominster road. Take the first turn left into Stonehill Drive and the property is in front of you joining Stonehill Drive and Nunwell Road.

VIEWING
Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003476

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.