



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated position joining a popular quiet cul-de-sac road on the popular south side of town with views to Bromyard Downs and open fields. Within walking distance of the town centre and all its amenities.

A Superbly Presented and Expensively Improved Spacious Detached Three-Bedroom Bungalow with uPVC Double Glazing, Mains Gas Central Heating to Radiators, Ample Parking, Garage and Attractive Private Rear Garden.

**21 STONEHILL DRIVE
BROMYARD
HR7 4XB**



Comprising

Hall, Passage, L-Shaped Lounge/Dining Room, Fitted Kitchen, Master Bedroom En-Suite, Two Further Bedrooms, Shower Room, Detached Garage, Parking, South Facing Rear Garden. EPC - C

Offers over £360,000

21 Stonehill Drive, BROMYARD HR7 4XB

21 STONEHILL DRIVE



is in an elevated position joining a quiet cul-de-sac of quality homes in a popular position on the south side of Bromyard. It is within comfortable walking distance of the town centre, with all its amenities, and has views from the side to Bromyard Downs over the open fields of the Frome Valley.

This detached bungalow has been extensively and expensively improved by the present owner during the last two years to include:-

- Redecorated throughout
- Kitchen completely refitted to include appliances which are still under guarantee
- Family shower room completely refitted
- Solid wood easy sliding doors to wardrobe
- En-suite completely refitted
- French doors from lounge to terrace
- Fitted carpets or floor coverings throughout
- Loft insulation to present standard
- Side door and window to garage
- Metal safety rail on steps to front door
- Full width of bungalow, electrically operated extending sun blind over terrace including handset
- Re-laid new terrace and low wall
- Paving and brick work around lawn
- Cover over part of path along west side
- Lockable door to west side path
- Part electrical rewiring plus security lights on sensor to front door and side path

It also has uPVC frame double glazed windows and external doors, mains gas fired central heating from a combi-boiler to radiators with thermostats.

Outside there is a brick paved front car parking area and drive, detached brick and tile garage with electric roller door, south facing private rear garden with silvan backdrop and views from the side to Bromyard Downs.

The accommodation, with approximate measurements, comprises:-

From the drive, easy steps with handrail to

CANTILEVER PORCH New uPVC frame double glazed front door to

L-SHAPED HALL AND PASSAGE



Fitted carpet, radiator, access to loft space and doors to

CLOAKS CUPBOARD with hanging rail and shelf.

BOILER CUPBOARD with Worcester gas fired combi-boiler.

LINEN CUPBOARD with shelving.

From the hall, there is a screen of opaque glass and door to

L-SHAPED LOUNGE/DINING ROOM

The Lounge Area (16'10" x 10'1")



Fitted carpet, marble fireplace surround housing a living flame coal effect gas fire, radiator, cornice, window to side and new French doors to the south facing rear garden.

The Dining Area (11'9" x 8'7")



Fitted carpet, radiator, serving hatch to kitchen, cornice and south facing window to rear garden.

KITCHEN (11'5" x 7'11")



Range of nearly new base and wall units in light green of cupboards and drawers, integral eye level electric oven, integral eye level fridge with freezer below, integral washing machine, work surfaces with matching splashbacks, inset Schock black single drainer sink and matching mixer tap, inset four-ring hob with chimney style illuminated extractor over. Tile style vinyl floor, six inset ceiling lights, serving hatch to dining room, glazed door with two side windows to a covered area on the side path.

BEDROOM 1 (12'1" x 9'8" max. meas.)



Fitted carpet, radiator, cornice, new solid wood easy slide doors to built-in wardrobe of hanging rail and shelf, bay window to front with view to Bromyard Downs. Door to

EN-SUITE



Full width unit with white gloss front of cupboard, hand basin with mixer tap, shelf, splashback, WC with concealed cistern. Glazed door to double shower with wet board walls. Laminate floor, ladder style towel rail/radiator, extractor and window.

BEDROOM 2 (9'9" x 8'10")



Fitted carpet, radiator, door to built-in wardrobe of hanging rail and shelf, window to front and view to Bromyard Downs.

BEDROOM 3 (7'6" x 7'1" max. meas.)



Fitted carpet, radiator and window to side.

SHOWER ROOM



Suite of hand basin with mixer tap on a unit of two drawers, WC, large glazed fronted shower with two sliding doors and wet board walls. Laminate floor, ladder style towel rail/radiator, wet board above and to side of basin, window.

OUTSIDE

A wide opening from the cul-de-sac road to a brick paved frontage.

DRIVE AND CAR PARKING AREA

DETACHED BRICK AND TILE GARAGE (16'11" x 9'0") with electric wood style roller door, concrete floor, light, power point, loft storage, new window and door to rear garden.

SOUTH FACING REAR GARDEN

To the west side of the bungalow, there is a lockable timber door to a side path with wall and lap fencing to one side. There is a timber frame cover by the side door.



This is enclosed by lap fences for privacy, has a silvan backdrop and views to the side to Bromyard Downs and the open fields of the Frome Valley.



Stone style paved terrace with low brick wall, a wide new electrically operated awning which extends to cover this area to give ample shade.



Lawn bounded by brick, paved or crazy paved paths all round. A low natural stone retaining wall to the south-west has three steps to a raised area of chippings and paved patio. From this area, there are views to Bromyard Downs. Lower path to the side garage door.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - D

DIRECTIONS

From the town centre, turn into Pump Street and at the main road turn right onto A44 towards Leominster. Take the first left into Stonehill Drive and the property is just past the right-hand bend on the left-hand side.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003499

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.