



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

## **NO ONWARD CHAIN**

In an elevated position joining a quiet popular cul-de-sac road on the edge of Bredenbury village about 3 miles from Bromyard and 9 Leominster.

A Spacious Detached Three-Bedroom Bungalow with Mains Gas Central Heating, Woodgrain uPVC Frame Double Glazing, Large Conservatory, Fitted Kitchen, Fitted Carpets and Burglar Alarm. Set in Large Gardens with Silvan Backdrops.

**WILLOWDENE  
VALLEY VIEW  
BREDENBURY  
HR7 4UJ**



*Comprising*

Porch, Hall/Passage, 21' Lounge, 13' Conservatory, Dining Room, Fitted Kitchen, Double Bedroom En-Suite with units, Two Further Bedrooms, Bathroom, Utility Room with WC off, Double Garage, Ample Parking, Large Rear Garden. EPC - pending.

**Offers in the region of £415,000**

## Willowdene, Valley View, BREDENBURY HR7 4UJ

**WILLOWDENE, VALLEY VIEW** is in an elevated position on a quiet popular cul-de-sac road of similar bungalows on the edge of Bredenbury village which is set amidst the beautiful rolling countryside of north east Herefordshire. Bredenbury has its own church, village hall, repair garage and primary school. Bromyard, with all its amenities, is only 3 miles, approx. 9 Leominster, 12 Hereford, 18 Worcester and 20 the M5.



This large detached bungalow, which is in good order, has a large conservatory facing the rear garden, mains gas fired central heating from a combi-boiler to radiators with thermostats. Woodgrain uPVC frame double glazed windows and external doors, fitted kitchen, fitted carpets, master bedroom with wardrobe units and en-suite, second bedroom with wardrobe unit and a double garage with electric door. Off the garage, there is a more recent extension of utility room with WC off and door to the rear garden.

Outside there is an open plan front garden with brick paved parking area and path. To the rear, there is an attractive garden of about 90' x 70' with silvan backdrop.

The accommodation, with approximate measurements, comprises:-

Front door with patterned upper light and glazed panels each side to

**PORCH** with tiled floor, cornice and glazed door to

### **RECEPTION HALL**



Fitted carpet, radiator with shelf over, cornice and six inset ceiling lights. Opening to

**PASSAGE** Fitted carpet, thermostat, cornice, two inset ceiling lights and access to loft space. Doors to

**TWO WALK-IN CUPBOARDS** with rail, hat and coat hooks and burglar alarm control.

**LINEN CUPBOARD** with slated shelving, electric heater and built-in safe.

**LOUNGE (21'4" x 12'7" average)**



Fitted carpet, moulded fireplace surround with marble style inset and hearth housing a gas fired living flame coal effect fire. Two radiators with shelf over, two high windows each side of chimney breast, cornice, 21 inset ceiling lights, sliding patio doors to conservatory with view through to the rear garden and silvan backdrop.

**CONSERVATORY (13'2" x 13'1")**



of uPVC frame double glazed windows and pitched glazed roof on low brick walls. Tiled floor, power points, window blinds, ceiling fan/light and French doors to paved path. This room looks over the good-sized rear garden to the silvan backdrop.

**DINING ROOM (14'3" x 10'10" with shelves)**



Wood style laminate floor, 2 radiators, cornice, light funnel and ceiling rose with light fitting and window to the rear garden, glazed double doors to

**KITCHEN (15'6" x 8'6")**



Range of base and wall units with light oak fronts of cupboards and drawers, integral dishwasher, eye level fridge with freezer under, wide space with Belling cooking range of two ovens, grill and warming drawer, lift up glazed cover to hob of seven gas burners, chimney style extractor over, work surfaces with tiled splashbacks and inset stainless steel sink with swan neck mixer tap. Ceramic tile floor, cornice, spotlight fitting, door to rear garden and door to garage.

## MASTER BEDROOM EN-SUITE (13'0" into bay x 11'11")



Fitted carpet, radiator, full width built-in wardrobes of hanging rails and shelves, matching dressing table unit in the window bay of six drawers and glazed top. TV point, cornice and door to

## EN-SUITE



with white WC, hand basin with mirror and shaving light over, wide glazed door to double shower with handrail. Ceramic tile floor, 2 heated towel rails, medicine cabinet, fully tiled walls, cornice and window.

## BEDROOM 2 (10'11" x 9'4")



Full width built-in wardrobes of hanging rails and shelves, fitted carpet, radiator, cornice and window to front.

## BEDROOM 3 (11'2" x 10'4")



Fitted carpet, radiator, cornice and window to rear garden.

## **BATHROOM (8'4" x 5'9")**



White suite of panelled bath with side mixer/shower taps, glazed screen, grab handle and shower, hand basin with mirror and shaving light over, WC. Ceramic tile floor, ladder style radiator/towel rail, 2 medicine cabinets, fully tiled walls, cornice, spotlight fitting and window.

A door from the kitchen to

## **INTEGRAL DOUBLE GARAGE (16'7" x 15'7")**



with electric up and over door, concrete floor, light, power points, shelves, wall cupboards, Worcester gas fired boiler, access to loft space and door to

## **UTILITY ROOM (15'8" x 7'4" in cloaks)**



Tiled floor, base and wall units in light oak of cupboards and drawers, spaces for appliances, work surface with tiled splashback, inset stainless steel sink and mixer tap. Window to front and side, part glazed door to rear garden.

**CLOAKROOM** of WC, tiled floor, radiator, half tiled walls, extractor and window.

## **OUTSIDE**

The property is approached off the quiet cul-de-sac road to a wide entrance and the brick paved **DRIVE/PARKING AREA** suitable for several cars and leading to the double garage. To the side of the bungalow, there is a lockable gate to the rear garden.

## **THE FRONT GARDEN**

This is open plan being attractively laid out with a lawn, borders of shrubs and monkey puzzle tree. A brick paved path leads from the parking area to the front door.

## **THE REAR GARDEN (Approx. 90' x 70')**



This of good size, attractive with a south and west aspect having board fences each side and a silvan backdrop for privacy.



A brick paved wide path leads all along the rear side of the bungalow, around the conservatory to a paved patio and side store area suitable for a caravan.



Large wide lawn with shrubs and trees, wide area to the end of the garden of various species of trees and evergreens.

### **SERVICES**

Mains electricity, gas and water. Drainage to the Valley View system.

### **COUNCIL TAX BAND - E**

### **DIRECTIONS**

From Bromyard take the A44 Leominster road. After about 3 miles, and on entering Bredenbury, turn right by the primary school signed Rowden. Take the first right into Valley View and the property is on the right-hand side.

### **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

*Ref.* BB003493

#### 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.