



**44 Brockington Road, Bodenham, Hereford HR1 3LR**

**Stooke  
Hill and  
Walshe**  
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HR1 3LR**

This delightful three bedroom detached bungalow offers an incoming purchaser an ideal active retirement home and comprises, lounge, dining room, kitchen/breakfast room, three bedrooms, double glazing, gas central heating and the most stunning formal gardens which have been lovingly cared for, garage, workshop, ample parking and glorious views across beautiful Herefordshire countryside.

**£459,950**



**Situation and Description**

Brockington Road is situated in the popular village of Bodenham which has excellent amenities to include public house, primary school, general stores, church, village hall, doctors surgery and is a thriving community. The market town of Leominster is to the north and south is the City of Hereford.

**OVERVIEW**

This delightful three bedroom detached bungalow offers an incoming purchaser an ideal active retirement home and comprises, lounge, dining room, kitchen/breakfast room, three bedrooms, double glazing, gas central heating and the most stunning formal gardens which have been lovingly cared for, garage, workshop, ample parking and glorious views across beautiful Herefordshire countryside. Brockington Road is situated in the popular village of Bodenham which has excellent amenities to include public house, primary school, general stores, church, village hall, doctors surgery and is a thriving community. The market town of Leominster is to the north and south is the City of Hereford.

In more detail the property comprises:  
Double glazed door with integral obscure glass leads to:

**Entrance Porch**

Having double glazed windows to the front elevation, ceiling light point, and lino flooring.  
Door to:

**Entrance Hall**

Having single glazed internal windows, carpet flooring, three ceiling light points, Hive thermostat, telephone point, power points, large storage cupboard, radiator, and loft hatch.  
Door to:

**Lounge**

5.0m x 3.5m (16' 5" x 11' 6")  
Having carpet flooring continued from the hall, radiator, two ceiling light points and dimmer switch, double glazed window to the front

elevation, TV and telephone point, and fireplace with an electric fire.  
From the entrance hall door leads to:

**Kitchen/Breakfast Room**

2.8m x 6.5m (9' 2" x 21' 4")  
Having fitted kitchen with wall and base units, space and plumbing for washing machine, Karron Phoenix stainless steel single bowl sink, drainer and mixer tap over, Candy electric hob with cooker hood over, New Home double electric oven under, roll top working surfaces, tiled surround, three double glazed windows to the rear elevation, radiator, lino flooring, TV point, ceiling light points, and two storage cupboards/pantry spaces with one being used as a airing cupboard with a radiator.  
Door to:

**Inner hallway**

Having ceiling light point, lino flooring, radiator, personal door to garage and door with obscured glass to outside garden.  
Door to:

**Cloakroom**

Having radiator, ceiling light point, low level WC, wash hand basin, separate fitted vanity space, Worcester combi boiler with digital display, fitted approximately 2020, tiled walls and window to the rear elevation.

From the hall door leads to:

**Dining Room**

3.5m x 3.27m (11' 6" x 10' 9")  
Having carpet flooring continued from the entrance hall, ceiling light point, internal window with outlook into the hallway, radiator, and double glazed french doors opening out onto the rear elevation, patio area and south westerly facing views.

From the entrance hall door leads to:

**Bedroom 1**

3.6m x 3.82m (11' 10" x 12' 6")  
Having carpet flooring, ceiling light point, TV, telephone point, double glazed window to front elevation, radiator and built-in wardrobes.

**Bedroom 2**

2.72m x 4.5m (8' 11" x 14' 9")  
Having carpet flooring, ceiling light point, radiator, fitted wardrobes, and double glazed window to the front elevation.

**Bedroom 3**

2.7m x 3.48m (8' 10" x 11' 5") Currently being used a dining room.  
Having carpet flooring, ceiling light point, TV, telephone point, radiator and double glazed window to the rear.

**Bathroom**

Having tiled floor, two ceiling light points, tiled walls, low level WC, wash hand basin with mixer tap over, wall mounted vanity space with mirror, radiator, bath with mixer tap, electric shower unit over and foldable glass screen and double glazed window with obscured glass to the rear elevation.

**OUTSIDE**

The gardens to this property form a stunning feature, and is approached to the front over a gravelled driveway and beyond here it is tiered upwards to another further stone area. This pleasant front garden has an array of flowers, shrubs and lawn that would be delight to any incoming purchaser which has been lovingly maintained, and has a fenced boundary, a selection of trees and from here a lawned area and a path that leads to the front porch. A stone side access leads around to the rear garden and at the side by the garage there are the gas and electricity meters, from here a timber gate leads to the rear garden where the garden is also a stunning feature to an avid gardener. There are two outside taps and a large patio entertaining area that is accessed from the dining area and stretches across the rear of the property, and the boundary is formed by brick walling, and from here there is a large lawn with raised flower beds dispersed with flowers, trees and a further patio area,



### Garden Store/Shed

Having power, lighting, concrete floor, and double glazed door.

### Directions

From Hereford City proceed northeast onto A465 Aylestone Hill, at the roundabout take the second exit towards Sutton St Nicholas for approximately 6 miles and after entering Bodenham turn left onto Ash Grove Road, turn left onto Brockington Road, and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///identify.below.whizzing

### Services

All mains services are connected to the property.

### Tenure

Freehold



which is all immaculately maintained and views across the open Herefordshire countryside. To one side of the garden is a brick built workshop and a lean-to storage area.

### Garage

5.53m x 2.6m (18' 2" x 8' 6")

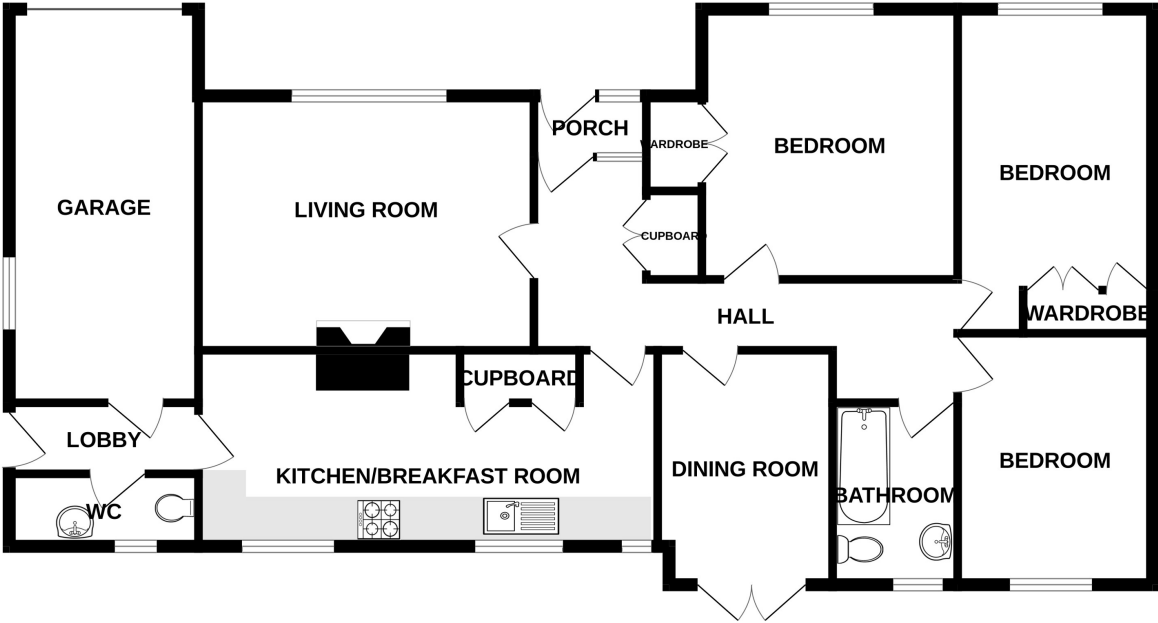
Having an electric rolling door to the front, two ceiling light points, concrete floor, power, lighting, consumer unit/fuse board, and single glazed window to the side elevation.

### Brick Built Workshop


5.5m x 4.0m (18' 1" x 13' 1")

Having concrete floor, fitted base units with working surface, power and light, glazed window to the side elevation giving further potential for an office area.

GROUND FLOOR  
1214 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 sq.m.) approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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