

FOR
SALE



2 Stonehill Drive, Bromyard, Herefordshire HR7 4XB

£339,995 - Freehold

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PROPERTY SUMMARY

Nestled in an elevated position off the road, this generously proportioned 4 bedroom detached home, offers fantastic potential in a highly desirable location, within easy access to the town centre of Bromyard. Bromyard is an historic town with a good range of shopping, schooling and recreational facilities, and well placed for access to the cathedral cities of Hereford and Worcester (14 miles), and the market towns of Ledbury, Leominster and Tenbury Wells (12 miles). There is motorway access at Worcester (M5) and Ledbury (M50).

The property offers spacious accommodation with double-glazing and warm-air gas-fired central heating, 4 bedrooms (1 en-suite), a large lounge with superb views towards The Bromyard Downs, a double-garage and enclosed tiered rear garden. This freehold property is for sale with no onward chain and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Spacious detached house*
- *Highly sought after location*
- *Close to amenities*
- *4 bedrooms (1 en-suite)*
- *Double garage with electric doors*
- *Enclosed rear garden*
- *Central heating, double glazing*
- *No onward chain*



ROOM DESCRIPTIONS

Brick Porch

With uPVC entrance door, tiled floor, double glazed windows to the front and side aspect and wall light.

Hallway

With tiled floor, smoke alarm, ceiling light point, carpeted stairs leading up, central heating thermostat and doors to

Ground Floor Cloakroom

With tiled floor, low flush WC, wash hand basin with hot and cold taps over and tiled surround, door to a useful storage area.

Spacious Lounge

With fitted carpet, electric log effect fire with brick surround and wooden mantle, gas connection point (should a gas fire be installed), TV aerial, ceiling light points, double glazed window to the front aspect with fantastic views towards the Bromyard Downs, double glazed patio doors with an outlook to the rear garden. Obscure glazed double doors leading to

Dining Room

With fitted carpet, double glazed window to the rear aspect, ceiling light point, cupboard housing boiler for warm air heating system, control for heating system, CO2 monitor and door to

Kitchen

With a range of matching wall and base units, ample tiled work surfaces, tiled surround, integrated double oven, 4 ring gas hob with extractor over, double bowl stainless steel sink, smoke alarm, space and plumbing for a dish washer, space for an under counter fridge, tiled effect flooring, ceiling light points, double glazed window to the side aspect, uPVC door providing side access to the garden and door to.

Utility Room

With tile effect flooring, a range of matching wall and base units, stainless steel sink, space and plumbing for a washing machine, space for an under counter freezer and opaque window to the front aspect,.

First Floor Landing

With fitted carpet, smoke alarm, ceiling light points, cupboard housing water tank and doors to

Bedroom 1

With fitted carpet, recessed display shelf, large mirrored fronted fitted wardrobes with hanging rail and shelf, useful storage cupboard, ceiling light point, double glazed window to front aspect with fantastic views towards the Bromyard Downs, and door to

En-Suite Bathroom

With white suite comprising low flush WC, wash hand basin with mixer tap over, panelled bath with mains shower fitment over, fully tiled walls, mirror fronted medicine cabinet, tiled floor and obscure window to the side aspect.

Bedroom 2

With fitted carpet, useful built in wardrobe with wooden shelf and hanging rail, ceiling light point and double glazed window to the front aspect.

Bedroom 3

With fitted carpet, ceiling light point, useful built in wardrobe with hanging rail and wooden shelving, double glazed window to rear aspect.

Bedroom 4

Fitted carpet, ceiling light point, useful built in wardrobe with hanging rail and shelf, double glazed window to rear aspect

Shower Room

With white suite comprising low flush WC, wash hand basin with mixer tap over, fully tiled walk in double shower cubicle with mains, fitment, fully tiled walls, tiled floor, large mirror fronted medicine cabinet, ceiling light point and obscure window to the rear.

Outside

The property boasts a well maintained tarmacadam parking area leading to the double garage with convenient electronic up and over doors. The garage is equipped with both light and power. From the parking area, steps lead up to the front door, with a paved pathway offering easy access to the side of the property. The front area features a low maintenance stone section. The parking area is bordered by a collection of mature shrubs adding to it's curb appeal.

Side access

Access to the side of the property is via a sturdy wooden gate, leading to a practical lean to structure made from timber and fitted with a polycarbonate roof. The sheltered space is perfect for use as an all weather seating area. Additionally, there is an outside tap and paved pathway that continues around to the back of the house.

Rear garden

The rear garden is spread across 2 levels. A few steps lead to the main garden area which is laid to lawn for ease and maintenance. A further set of steps guides you to a second tier patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by a combination of wooden fencing and brick posts, offering privacy and security.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired (ducted warm air) central heating. Telephone (subject to transfer regulations).

Outgoings

Council tax band E - £2,965.00 payable for 2024/2025

Water and drainage rates are payable.

Directions

From the centre of Bromyard turn left by the Falcon Hotel into Pump Street and then at the T-junction turn right onto the A44. Take the 1st turning left into Stonehill Drive and number 2 will be found on the right-hand side.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

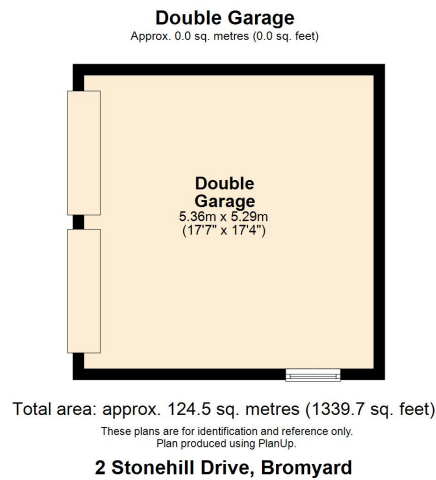
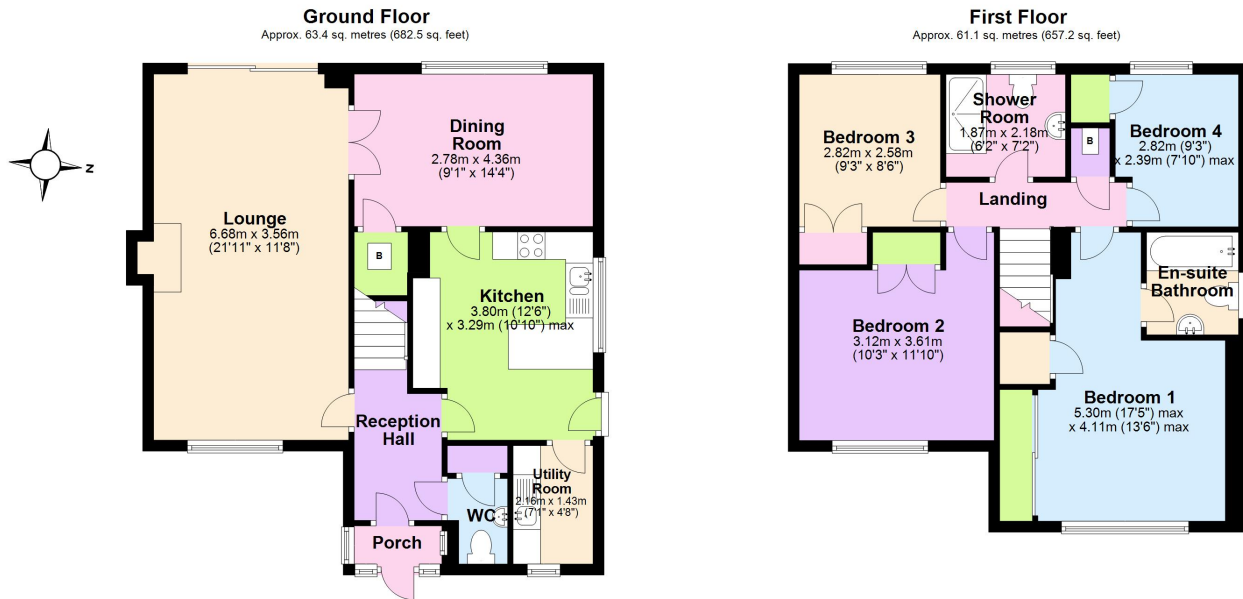
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

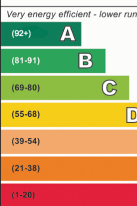
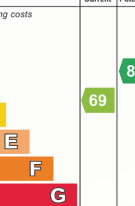
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



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Energy Efficiency Rating		Current	Potential		
Very energy efficient - lower running costs					
(92+)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
England, Scotland & Wales					
EU Directive 2002/91/EC					