

FOR
SALE



10 The Hopkilns, Bishops Frome, Worcester WR6 5BP

£350,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

Modern detached house situated on an exclusive village development with 4 bedrooms (1 en-suite), replacement double glazing, double garage, large garden. An ideal family home. No onward chain.

POINTS OF INTEREST

- *Modern 4 bedroom detached house*
- *Exclusive village development*
- *4 Bedrooms (1 en-suite)*
- *Central heating, replacement double glazing*
- *Double garage and good sized gardens*
- *Ideal family home*
- *Viewing advised*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With a door to the entrance hall.

Entrance Hall

With radiator.

Cloakroom

With WC, wash hand basin, radiator and a window.

Lounge

Having an open fireplace with surround, a bay window to the front, 3 radiators, patio doors to the rear and double doors into the dining room.

Dining Room

Which has a radiator, window and door back to the entrance hall.

Kitchen / Breakfast Room

Fitted with original base and wall mounted units, work surfaces and tiled splashbacks, built in double oven, 4 ring hob, extractor hood, sink unit, plumbing for a dishwasher, radiator, window and a door into the utility room.

Utility Room

Having the oil fired central heating boiler, plumbing for a washing machine, radiator, hatch to a roof void, window and door to the rear and connecting door through to the double garage.

Double Garage

With twin up and over doors, lighting and power.

1st Floor Landing

Accessed from the entrance hall this has a hatch to roof space and a window to to the front.

Bedroom 1

With a built in wardrobe , radiator and a window to the front.

En-suite Bathroom

With bath, wash hand basin, WC, radiator, shaver point and window.

Bedroom 2

With radiator and a window to the front.

Bedroom 3

With a radiator and window to the rear.

Bedroom 4

With radiator and window to the rear.

Bathroom

With bath, wash hand basin, WC, radiator, window to rear, built in airing cupboard housing the hot water cylinder.

Outside

The property is approached via a double width driveway to the double garage. The front garden is lawned with rose and holly bushes and further shrubs. There is side access via a path and gate to the rear garden which is enclosed by beech hedging and fencing , this area is mainly lawned with a paved patio and backs onto open farmland. The oil storage tank is also situated here.

Services

Mains electricity, water, private drainage system, telephone subject to transfer regulations.

Outgoings

Council tax band E - £2,840.44 payable 2024/2025

Water - rates are payable.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Bromyard proceed towards Hereford on the A465 and then turn left towards Munderfield and continue into Bishops Frome. Turn right at The Chase Inn towards Burley Gate, then immediately right after The Green Dragon turn into The Hopkilns and veer right and the property is located at the end of the cul-de-sac.

Money Laundering Regulations

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



Total area: approx. 148.5 sq. metres (1598.9 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

10 The Hopkilns, Bishops Frome, Worcs

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