

FOR
SALE



12 Stonehill Drive, Bromyard, Herefordshire HR7 4XB

£369,000 - Freehold

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

PROPERTY SUMMARY

This outstanding detached bungalow stands elevated from the road in a highly sought-after location within easy reach of the centre of Bromyard, an historic town with a good range of shopping, schooling and recreational facilities, and also 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).

Built in the 1980s the bungalow has spacious accommodation with double-glazing and warm-air gas-fired central heating. There are 4 bedrooms (1 en-suite), a large lounge with superb view towards The Downs, a double-garage and enclosed, rear garden. We highly recommend an inspection of this property, which is more particularly described as follows:

POINTS OF INTEREST

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



ROOM DESCRIPTIONS

Recessed porch

With door to

Entrance hall

Carpet, heating duct, central heating control, cloaks cupboard and

Cloakroom

WC, wash hand basin with mirror and tiled splashback, extractor, carpet.

Bedroom 2

Carpet, large window to front with superb outlook, built-in double wardrobe, heating duct.

Lounge

Feature fireplace with fitted coal-effect gas fire, coved ceiling cornices, carpet, large window to front with superb outlook towards Bromyard Downs, 2 heating ducts, archway to

Dining area

Heating duct, serving hatch to kitchen, coved ceiling cornice, sliding patio door to rear garden.

Kitchen

Tiled walls, range of gloss-fronted units with worksurfaces, 1 1/4 bowl sink unit with mixer tap, built-in electric oven and grill, dual fuel hob with extractor over, space with plumbing for washing machine and dishwasher, vinyl floor covering, ceiling spotlights, window, door to rear garden.

Inner hall

Carpet, built-in airing cupboard, cupboard housing the Johnson and Starley gas-fired central heating boiler.

Bedroom 1

Carpet, built-in double wardrobe with sliding mirrored doors, heating duct, coved ceiling cornice, window to front with lovely outlook, door to En-suite shower room fully tiled with shower tray and mains fitment, WC, wash hand basin with mirror and shaver light/point above, bathroom cabinet, extractor, non-slip floor covering.

Bathroom

Fully tiled walls, wood panelled bath with mixer tap/shower attachment and Triton electric shower fitment, pedestal wash hand basin with mirror above and shaver light/point, WC with concealed cistern, bathroom cabinet, wood-effect flooring, wall mounted electric heater, heating duct, window.

Bedroom 3

Built-in double wardrobe, carpet, heating duct, window to rear.

Bedroom 4/study

Wood-effect flooring, heating duct, window overlooking the rear garden.

Outside

The property is approached via paved steps to the front door, with lawned area to the side. There is a tarmac driveway with parking for 2 vehicles and access to

Integral Double Garage

With 2 electric up-and-over doors each with remote control, light, power and internal block dividing wall.

The rear garden is enclosed by fencing for privacy and has a useful pedestrian gate providing level access from Stonehill Close. The garden includes paved and gravelled areas, flowerbeds and borders with a host of flowering shrubs, a raised vegetable bed, pergola and provides a very pretty setting. A paved path and steps to the side of the property provide further pedestrian access. Garden tap, outside lights.

Services

Mains gas, electricity, water and drainage area connected. Gas-fired (ducted warm-air) central heating.

Outgoings

Council tax band E, payable 2024/25 £2965.00. Water and drainage - metered supply.

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01885 488166.

Directions

From the centre of the town turn left by the Falcon Hotel into Pump Street and at the T-junction turn right onto the A44. Take the 1st turning left into Stonehill Drive and number 12 will be found on the right-hand side, as indicated by the Agent's FOR SALE board.

Money laundering regulations

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



Floor Plan
Approx. 106.5 sq. metres (1146.5 sq. feet)



Total area: approx. 139.4 sq. metres (1501.0 sq. feet)

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

12 Stonehill Drive, Bromyard

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

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			
		64	77
England, Scotland & Wales			