



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated south facing position on the popular south side of Bromyard towards the end of a cul-de-sac road yet within walking distance of the town centre.

A Superbly Presented Spacious Detached Three-Bedroom Bungalow with Wood Grain uPVC Double Glazing, Gas Fired Warm Air Central Heating and Solid Oak Kitchen.

**22 STONEHILL DRIVE
BROMYARD
HR7 4XB**



Comprising

Porch, Hall, Lounge, Dining Room, Conservatory, Kitchen, Master Bedroom En-Suite, Two Further Bedrooms, Shower Room, Parking, Integral Double Garage, Gardens. EPC- D

Offers in the region of £279,000

22 Stonehill Drive, BROMYARD HR7 4XB

22 STONEHILL DRIVE is in an elevated south facing position towards the end of a cul-de-sac road.



It is on the popular south side of Bromyard with views from the side to open fields and The Downs. The town centre, with all its amenities, is within walking distance.

The bungalow has been expensively improved to include a solid light oak fitted kitchen with appliances, shower room suite and oak flooring in the hall. It also has mains gas fired warm air heating to vents in each room, wood grain uPVC double glazed windows and fitted carpets.

Outside there is a parking area, large double garage and gardens with mature shrubs and trees.

The accommodation, with approximate measurements, comprises:-

INSET PORCH with light and solid oak front door to

L-SHAPED HALL with oak board floor, burglar alarm panel, access to loft space and central heating thermostat.

CLOAKS CUPBOARD with hanging rail and shelf.

From the hall a light oak frame partition with windows and matching half glazed door to L-shaped

OPEN PLAN LOUNGE & DINING ROOM

THE LOUNGE AREA (16'4" x 9'10")



Stone fireplace surround with marble style hearth housing a multi-fuel stove. Three wall lights, cornice, wide south facing window with views to open fields. Wide arch to

THE DINING AREA (11'1" x 10'8")



Two wall lights and ceiling light fitting, sliding aluminium door to

CONSERVATORY (11'11" x 7'3")



Windows on three sides (not double glazed) to the rear garden and view to side to Bromyard Downs.



Tiled floor, oblique box profile roof and double opening doors to garden.

KITCHEN (11'9" x 7'11")



Range of solid light oak base and wall units of cupboards and drawers,



integral oven, integral fridge and freezer, integral dishwasher, integral washing machine, work surface with tiled splash back, inset 1.5 bowl ceramic sink and swan neck mixer tap, inset 4 ring electric hob with pull out hood and extractor over. Tiled floor, six inset ceiling lights, window to rear garden and oak door to

COVERED SIDE PASSAGE with doors to front and rear gardens.

BEDROOM 1 EN-SUITE (12'0" x 9'8") Cornice, smoked glass sliding double doors to built-in wardrobe of hanging rail and shelf, wide window to rear garden, door to

EN-SUITE of WC with concealed cistern, hand basin with shaving light over, part tiled walls, heated towel rail, window, extractor, folding doors to tiled shower with Mira electric unit.

BEDROOM 2 (11'8" x 9'1") Door to built-in wardrobe of hanging rail and shelf, window to front with view through to open fields.

BEDROOM 3 (8'10" x 7'6") Double doors to built-in wardrobe of hanging rail, shelves and drawers.

SHOWER ROOM



WC with concealed cistern hand basin with shaving light over, heated towel rail, part tiled walls, window, extractor, glazed and tiled shower cubicle with sliding door and Mira electric unit.

AIRING CUPBOARD Insulated hot water cylinder and shelving.

CUPBOARD housing the Modairflow JB40-50 gas fired warm air boiler.

OUTSIDE

Wide opening to tarmac parking space and the

INTEGRAL DOUBLE GARAGE with two up and over doors, concrete floor, light, power and side door.

THE FRONT GARDEN



This is attractively laid out with shrubs, steps to front door and to the side-covered path.

THE REAR GARDEN



This is enclosed by lap fences and has views from the side to Bromyard Downs. Full width paved terrace with borders of shrubs and a clematis. Lawn with silvan backdrop. A path leads down to a lower garden area with timber shed and sidewall with wisteria. The path also leads to the garage side door and a door to the parking area.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - E

DIRECTIONS

From the town centre turn into Pump Street. At the main road turn right and then take the first left into Stonehill Drive. Follow around the right hand bend and property is on the right.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB002721

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.