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NO ONWARD CHAIN

In an elevated south facing position joining a quiet no-through road on the popular south side of Bromyard within walking distance of the town centre and all its amenities including the bus stop for the Hereford and Worcester Service.

A Deceptively Spacious Two-Bedroom Detached Bungalow with Level Access from the Pavement, has Mains Gas Fired Warm Air Central Heating, Woodgrain uPVC Double Glazing, Conservatory, Fitted Kitchen, Carpets or Floor Coverings.

20 STONEHILL DRIVE
BROMYARD
HR7 4XB



Porch, Hall, 16' Lounge, Dining Room, Conservatory, Kitchen, Side Porch, Master Bedroom En-Suite, Double Bedroom, Bathroom, Integral Garage, Parking, Attractive Gardens Front and Rear. EPC – D

Offers in the region of £277,500

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20 Stonehill Drive, BROMYARD HR7 4XB

20 STONEHILL DRIVE is in an elevated south facing position joining a quiet no-through road on the popular south side of Bromyard. Most importantly it is within walking distance of the town centre, all its amenities, and the bus stop for the regular Hereford service.



This deceptively spacious detached bungalow with level access from the pavement, has mains gas fired warm air heating to vents in each room, woodgrain uPVC double glazed windows, external doors and conservatory (N. B. the windows in bedroom two and the bathroom are wood frame double glazing). Fitted kitchen, fitted carpets or vinyl flooring, curtains, blinds and a conservatory facing the rear garden.

Outside there is a parking space, integral garage with electric roller door and attractive gardens front and rear. Each side of the bungalow there are paths affording access to the rear garden.

The accommodation, with approximate measurements, comprises:-

INSET PORCH with ornate outside light fitting and part glazed front door to

L-SHAPED HALL Central heating thermostat, cornice, access to loft space.

CLOAKS CUPBOARD with hanging rail and shelf.

BOILER CUPBOARD with Johnson & Starley JB 40/50 Modairflow warm air boiler.

WALK-IN AIRING CUPBOARD with insulated hot water cylinder, immersion heater and shelving.

LOUNGE (16'7" x 12'11")



Brick style fireplace surround with timber mantlepiece and marble hearth housing a living flame coal effect electric fire.



Matching wall and ceiling light fittings, cornice and wide window to front. Wide opening to

DINING ROOM (13'7" x 8'5")



Board style flooring, cornice, wall light fitting and sliding patio door to

CONSERVATORY (11'1" x 9'0")



of uPVC double glazed frame on low brick walls with oblique box profile roof. Ceramic tile floor, French doors to the attractive rear garden, light and power points.

Glazed door from dining room to

KITCHEN (13'6" x 7'8")



Range of base and wall units of cupboards and drawers, integral eye level double oven, space and plumbing for washing machine and other appliances, work surfaces with coloured tile splashbacks, inset stainless steel single drawer sink and swan neck mixer tap, inset four-ring gas hob with extractor over.



Vinyl tile floor, six inset ceiling lights, window to rear garden and part glazed door to

SIDE PORCH of timber frame, windows and doors to front, rear and garage. Shelf and quarry tile floor.

Doors from the hall to

BEDROOM 1 EN-SUITE (11'11" x 11'11")



Smoked mirrored sliding doors to built-in wardrobe of hanging rail and shelf, cornice and wide window to front.

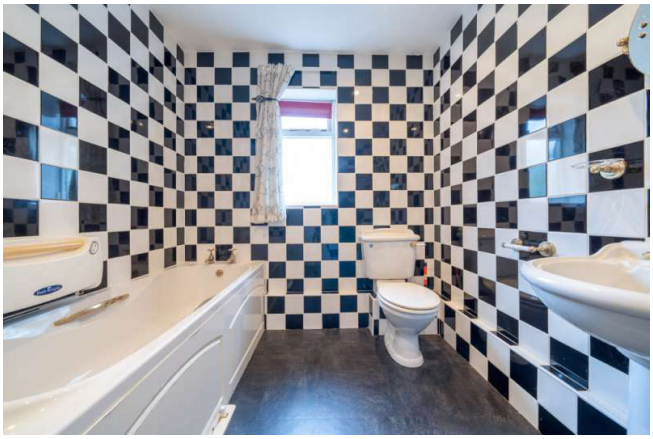
EN-SUITE of hand basin with glazed shelf, mirror and Linolite shaving light over, WC with concealed cistern, glazed door to tiled shower with Mira Sport electric unit. Tile style vinyl floor, half tiled walls, window.

BEDROOM 2 (15'6" x 9'11")



Door to built-in wardrobe with hanging rail and shelf, cornice, two windows to rear garden.

BATHROOM



White suite of panelled bath, hand basin with mirror and shaving light over, WC. Vinyl floor, fully tiled walls, medicine cabinet and window. N. B. The windows in bedroom 2 and bathroom are timber frame.

INTEGRAL SINGLE GARAGE (16'2" x 9'2" av.) with electric roller door, concrete floor, light, power points, shelves, access to loft space, window and part glazed door to side porch.

OUTSIDE
Opening from the no-through road to a tarmac parking space/drive leading to the garage.

THE FRONT GARDEN
Paved paths, areas of chippings with circular borders of shrubs, views down the road to open fields. To the east side of the bungalow there is a paved path and gate leading to the side porch. To the west side a gate leading to a paved and chipping path and on to the rear garden, ideal for mower and general garden access.

THE REAR GARDEN



This is attractive having lap fences each side for privacy.



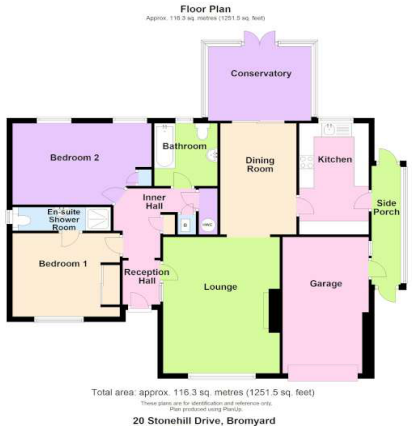
A full width paved terrace surrounds the conservatory, shaped lawn with borders of shrubs and view from one side to Bromyard Downs. Outside tap, plastic frame greenhouse with door and shelves.

SERVICES
Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - D

DIRECTIONS
From the town centre turn into Pump Street and at the T-junction turn right onto A44 Leominster road. Take the first left into Stonehill Drive, continue up the hill and the property is on the right-hand side.

VIEWING
Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003410

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.