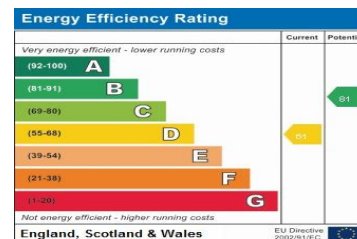


Accommodation

Approx. 103.3 sq. metres (1111.9 sq. feet)



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Barnfields 9 Nunwell Road Bromyard HR7 4XA

£345,000

- Splendid detached bungalow
- Popular cul-de-sac
- 4 bedrooms

- L-shape lounge/diner
- Double garage, garden
- No onward chain

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This splendid, detached bungalow is situated in a highly sought-after residential area and within easy reach of a range of everyday amenities including doctors' surgery, bus stop, independent shops and recreational facilities.

Bromyard is an historic former market town surrounded by lovely countryside and ideally placed for access to the cathedral cities of Hereford and Worcester (14 miles), Ledbury, Leominster and Tenbury Wells (12 Miles).

Built of brick under a tile roof the bungalow has good sized accommodation with double-glazed windows and gas central heating. There is a large L-shaped lounge with dining area, 4 bedrooms (1 with en-suite shower room), an attached double garage and enclosed, landscaped, gardens.

Ideal for retirement, the property comprises in detail:

Accommodation

Recessed porch

Lantern light, part-glazed door to

L-shape entrance hall

Radiator, carpet, airing cupboard, cloaks cupboard, cupboard housing Vaillant gas-fired combination boiler, access hatch to loft space.

L-shape lounge/dining room

Fireplace with wooden mantel, stone surround and hearth, TV aerial point, coved cornices, 2 radiators, carpet, serving hatch to kitchen, window to side, large picture window with sliding patio door to garden.

Kitchen

Range of wall and base units with worksurfaces and tiled surrounds, 1½ bowl sink unit with mixer tap, Bosch 4-plate electric hob with cooker hood over, electric double-oven, space with plumbing for washing machine, space for tumble drier and refrigerator, floor covering, door to rear.

Bedroom 1

Coved cornices, radiator, carpet, window to side, built-in double wardrobe with sliding mirrored doors, door to **En-suite shower room** having tiled shower cubicle with mains fitment, pedestal wash basin, low level WC, electric towel rail/radiator, half-tiled walls, wall light/shaver socket, floor covering.

Bedroom 2

Coved cornices, radiator, carpet, window to side, built-in double wardrobe with shelf and hanging rail.

Bedroom 3

Carpet, radiator, window to front.



Study/bedroom 4

Carpet, radiator, built-in dressing table and desk unit with drawers below, window to front.

Bathroom

Panelled bath with mixer tap and shower fitment, pedestal wash basin, low level WC, part-tiled walls, wall light/shaver socket, towel rail radiator, floor covering.

Outside

There is a tarmac driveway with additional turning area providing ample parking space for 2-3 cars and access to the **Attached brick-built Garage** Electric remote-control up-and-over doors, trap to roof storage space, light and power. Outside meter cupboards. External lighting. Garden tap.

The front garden includes gravel covered beds and borders with shrubs and plants including hydrangea and winter jasmine. A side entrance gate leads to the main side garden which includes a number of mature shrubs and bushes and landscaped in terraces for ease of maintenance. There are 2 lawned areas with raised flower borders and the garden is fully enclosed by fencing.

A footpath extends along the rear of the property to an additional garden which has a 2-tier paved patio area, borders with plants and provides an area of privacy and seclusion.

General information

Services

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

Outgoings

Council tax band E - payable 2023/24 £2686.09

Water and drainage - metered supply.



Tenure & possession

Freehold - vacant possession on completion.

Directions

From Bromyard town centre proceed along Pump Street to the By-pass, turn right and take the 1st turning left into Stonehill Drive. Turn left again into Nunwell Road and then take the 1st turning into the small close. Barnfields will be found at the end of this cul-de-sac.

Viewing

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

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

