

FOR
SALE



Flint
&
Cook

Clee View Wacton Lane, Bredenbury, BROMYARD HR7 4TF

£395,000 - Freehold

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PROPERTY SUMMARY

A very spacious individually designed detached bungalow in a semi-rural location fronting a country lane, with superb views towards the Clee Hills. 2/3 bedrooms, lounge, breakfast-kitchen, large utility, attached double garage, ample parking, gardens to front and rear.

Within the village there is a church, primary school, village hall and public house. The historic town of Bromyard is within easy motoring distance and offers a range of educational, recreational and shopping amenities. Viewing highly recommended

POINTS OF INTEREST

- *Spacious detached bungalow*
- *Semi-rural location with lovely views*
- *2 double bedrooms*
- *Large attached double garage*
- *Lovely gardens to front and rear*
- *Dining room/bedroom 3*
- *Good-size lounge*
- *Fitted breakfast-kitchen*
- *No Onward Chain*
- *Viewing highly recommended*



ROOM DESCRIPTIONS

Entrance porch

Approached through uPVC part-glazed door, glazed side panels, tiled floor, open access with glazed side panels to the

Spacious reception hall

Carpet, coved cornices, access hatch with ladder to large attic, radiator, central heating thermostat.

Living room

Picture window to front with lovely far-reaching outlook, 2 radiators, carpet, fitted gas fire with surround, marble-effect inset and hearth, alcoves to either side with shelving and concealed lighting, coved cornices, wall lights.

Kitchen

Range of base and wall units with worksurfaces, stainless steel sink unit with mixer tap, Belling gas hob with double oven below and extractor over, radiator, part-tiled wall surrounds, space with plumbing for dishwasher, space for refrigerator, coved cornices, window overlooking the rear garden, floor covering, door to

Utility room

Worksurface with cupboards below, space with plumbing for washing machine, stainless steel sink unit with mixer tap, window overlooking the rear garden, further small worksurface with cupboards above and below, part-tiled wall surrounds, radiator, floor covering, separate Pantry with window and useful shelving, doors to garage, rear garden and

Cloakroom

WC, window, extractor, useful store cupboard, floor covering.

Dining room/bedroom 3

Radiator, coved cornices, carpet, uPVC glazed door, with glazed side panels, opening onto the rear garden.

Shower room

WC, vanity wash hand basin with storage below, large shower cubicle with Mira mains fitment and glass screen, part aqua-board surrounds, tile-effect floor covering, ceiling lights, extractor, window, radiator, further vanity unit with useful storage, mirror and shaver light/point over, door to large airing cupboard with hot water cylinder and slatted shelving.

Bedroom 2

Windows to side and rear, wardrobe fitment, carpet, radiator, coved cornice, TV aerial point.

Bedroom 1

Window to front with lovely outlook, carpet, radiator, coved cornices.

Attic

Of really good size providing an opportunity to convert into living accommodation, if required (subject to necessary consents), with window to either end, light, power and insulated cold water tank.

Outside

To the front there is a generous gravelled parking area providing access to the large Integral Garage with up-and-over door, light, power, side window, half-glazed door to utility, Worcester gas-fired boiler providing central heating and hot water.

There is a lawn with borders stocked with an array of mature shrubs and bushes, and the garden is enclosed by hedging and brick walling, with access to either side of the property.

Rear garden

The rear garden is mainly laid to lawn with stone retaining wall and a concreted patio across the rear of the property, which continues as a path to either side. There are gravelled and paved areas bordered by flowerbeds with shrubs and trees, a large garden shed, wood store, and the whole is enclosed by mature hedging. Garden tap. Outside light. There is a further small garden shed to the rear of the garden and an apple tree.

Agent's note

The flat roof over the garage has been replaced and there is a 20-year guarantee.

Services

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

Outgoings

Council tax band D - payable 2023/24 £2197.71. Water - metered supply.

Money laundering regulations

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

Viewing

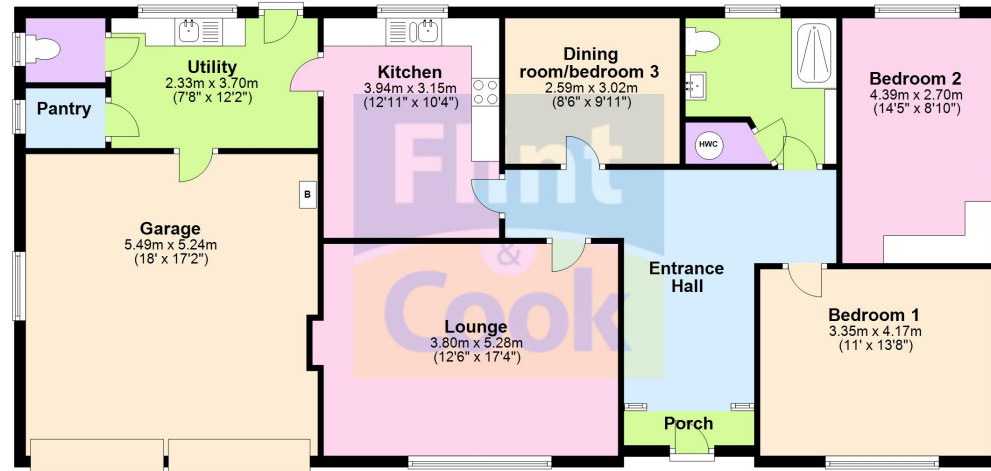
Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

Directions

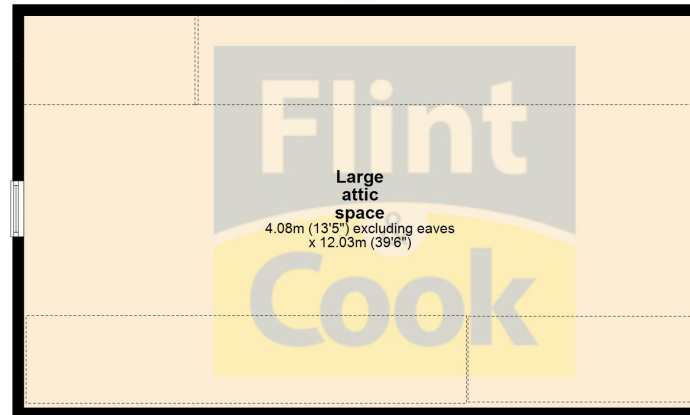
What3words - meanwhile.clockwork.momentous

Ground Floor

Approx. 135.4 sq. metres (1457.9 sq. feet)



Attic



Total area: approx. 135.4 sq. metres (1457.9 sq. feet)

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

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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		
	63	80
England, Scotland & Wales		
EU Directive 2002/91/EC		