





House - Detached - Freehold

14 STONEHILL DRIVE, BROMYARD, HR7 4XB

£369,950

FEATURES

- Spacious 4-bedroom Detached House
- Within Walking Distance of Town Centre
- Sunny Elevated Position
- Enclosed Rear Garden with Hobby Room
- Double Garage with Electric Doors
- No Onward Chain

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Flint & Cook

4 Bedroom House - Detached located in Bromyard

Entrance Hallway
Part-glazed main entrance door leading to the hallway with carpet, ceiling light, carpeted stairs leading up, central heating thermostat and doors to

Ground Floor Cloakroom
With tiled floor, low flush WC, wash-hand basin with tiled surround, window and door to cloaks cupboard with shelf and hanging rail.

Large Lounge
With fitted carpet, gas coal-effect fire with brick surround and tiled mantle, TV aerial, ceiling lights, double glazed window to the front aspect, double glazed patio door with an outlook to the rear garden. Obscure glazed double doors leading to

Dining Room
With fitted carpet, double glazed window to the rear aspect, dining table light, cupboard housing warm air heating system,

Kitchen
With a range of matching wall and base units, ample work surfaces, tiled surrounds, integrated double oven, ceramic hob with extractor over, 1 1/4 bowl sink and drainer, space and plumbing for a dishwasher, space for fridge, tile-effect flooring, ceiling spot light fitment, double glazed window to the side aspect, uPVC door providing side access to the garden and door to the

Utility Room
Stainless steel sink inset into work surface with cupboard and drawer, space for washing machine and freezer, shelving, window to front.

First Floor Landing
With fitted carpet, smoke alarm, loft hatch, ceiling light point, airing cupboard with slatted shelving and housing Worcester Bosch boiler and doors to

Main Bedroom
With fitted carpet, recessed display shelf, large mirror-fronted fitted wardrobes with hanging rail and shelf, useful storage cupboard with shelving, ceiling light point, double glazed window to front aspect with fantastic views towards the Bromyard Downs, and door to the
Ensuite Shower Room
Comprising low flush WC, wash hand basin with mixer tap over, large glazed shower with mains shower fitment over, fully tiled walls, mirror, shaver light socket, tile-effect floor and obscure window to the side aspect.

Bedroom 2
With fitted carpet, useful built in wardrobe with wooden shelf and hanging rail, ceiling light point and double glazed window to the front aspect.

Bedroom 3
With fitted carpet, ceiling light point, useful built in wardrobe with hanging rail and wooden shelving, double glazed window to rear aspect.

Bedroom 4
Fitted carpet, ceiling light point, useful built in wardrobe with hanging rail and shelf, double glazed window to rear aspect

Bathroom
Coloured suite comprising bath with shower attachment, pedestal wash-hand basin, low-level integrated WC, tile-effect floor covering, mirror with light/shaver socket over and obscure glazed window to rear.

Outside
The property has a well maintained tarmacadam parking area leading to the double garage with convenient roller shutter doors. The garage is equipped with both light and power and has a door to the rear. leading via a path to the kitchen.

The front garden is mainly laid to lawn with a path to the main entrance porch and another to the side gate with access to the rear garden.

The rear garden is enclosed by wooden fencing and laid to lawn with a border of shrubs, bulbs and herbaceous plants. There is a patio seating area and a good-sized wood and brick hobby room.

Outgoings
Council tax band 'E'
Water and drainage rates are payable.

Property Services
Mains water, electricity, drainage and gas are connected. Gas-fired - ducted warm air central heating.

Directions
From the centre of Bromyard turn left by the Falcon Hotel into Pump Street and then at the T-junction turn right onto the A44. Take the 1st turning left into Stonehill Drive and number 14 will be found on the right-hand side on the corner after the turning to Stonehill Close.

Viewing Arrangements
Strictly by appointment through the Agent (01885) 488166
Opening Hours

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

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









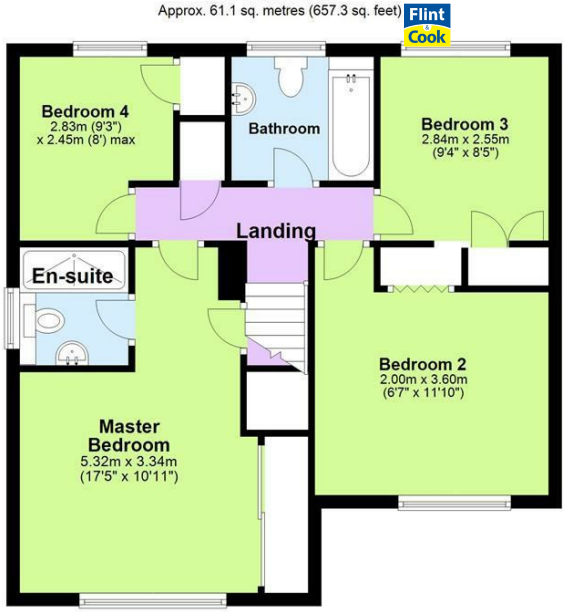
Ground Floor

Approx. 62.3 sq. metres (670.4 sq. feet)

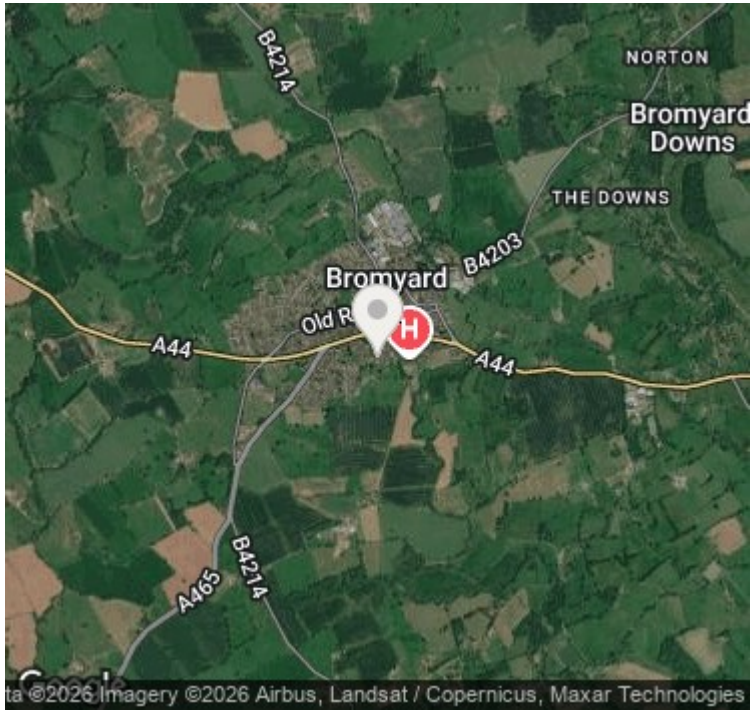


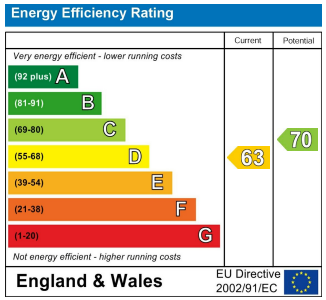
First Floor

Approx. 61.1 sq. metres (657.3 sq. feet)



Total area: approx. 123.3 sq. metres (1327.7 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.