

9, Church Down Road, Malvern, WR14 3JX

Allan Morris estate agents

MAYFAIR OFFICE GROUP

Church Down Road, Malvern, WR14 3JX

An immaculately presented, extended spacious two bedroomed, two bathroomed bungalow sitting in a very generous plot in a quiet cul de sac location. Offering lovely views up to the Malvern Hills, this home has been much loved and improved, with accommodation comprising: Porch, hallway, living room, breakfast kitchen, dining room, sunroom, two double bedrooms, one with an en suite bathroom, bathroom, rear storage room, utility room and integral garage. The gardens have been well planted by the current owners, are enclosed and offer a rolling lawn, fruit bushes, raised planters, sheds and a potting shed, seating areas and a wealth more. With off road parking and the garage and being at the bottom of a sought after cul de sac, we strongly recommend internal viewing.



Approached over the tarmac driveway leading to:

PORCH
UPVC double glazed door and side windows, half brick construction porch tiled floor, light and door through to the hallway.

HALLWAY
Being of a good size with contemporary radiator, a walk-in cupboard with hanging rails and shelving , door to:

LIVING ROOM
Front facing double glazed bay window offering lovely views up to the Malvern Hills, contemporary radiator, feature oak effect fireplace with marble style backboard and hearth, log effect gas fire and coving.

DINING ROOM
Approached from the kitchen and with rear facing French door with side panels into the sun room and double opening doors to the living room, it is a generous room with coving and contemporary radiator.

KITCHEN
Being fully refurbished by the current owners and offering spacious contemporary facilities, with inset gas hob with hood over, built-in double oven and grill, matching wall and base units , coving, inset bowl and half stainless steel sink unit, integral dishwasher, 2 contemporary radiators. Peninsula unit with pan drawers, pull out refuse section and further drawers, space for an upright fridge freezer, plentiful power points, double glazed window looking over the garden and rear door opening into the sun room.

SUN ROOM
Of brick and double glazed construction, double opening doors onto the garden, power points, tiled floor two wall mounted lights.

INNER HALLWAY
Continuing through an archway and leading to:

BEDROOM
The main bedroom is a lovely size with a beautiful outlook over the garden, contemporary radiator, built-in double wardrobe and coving.

EN SUITE BATHROOM
With a contemporary suite comprising close coupled WC, hand basin inset into vanity unit with drawers under, shaver point and light, panelled bath with mirror over ladder style radiator.

BEDROOM
The rear bedroom is a lovely size with rear facing double glazed windows offering a beautiful outlook over the garden, contemporary radiator, built-in double wardrobe and coving.

BATHROOM
Contemporary suite comprising : close coupled WC, vanity unit with inset ceramic sink, panelled bath with mirror over, separate glazed shower unit with a Myra shower, ladder style radiator and door to airing cupboard with insulated hot water tank and slat shelving.

EXTERNALLY
An exceptionally generous and enclosed rear garden with super views up to the Malvern Hills. Essentially laid to lawn, good sized patio, further seating areas throughout the garden, raised beds, flower beds, inset shrubs and fruit trees, a potting shed and good sized garden shed, walkways, many other features and gated access to the driveway.
The frontage is essentially laid to lawn with a tarmac driveway giving off road parking and leading to the garage.

DIRECTIONS
From the office proceed down Church Street to Barnards Green. Go through the shopping area and straight on. Take the second right into Poolbrook Road and proceed along, going past the local shops on the right, the pub on the left. Take the left hand turn towards St Andrews Church into Church Down Road keeping the Church on your left and go over cattle grid. No 9 is the last bungalow on the left hand side.

GUIDE PRICE: £500,000

ADDITIONAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Fitted carpets are included.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

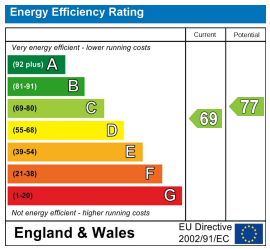
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: C Potential: C

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 763763



EPC



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