Denny & Salmond

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Residential Sales & Letting Agents

8 Hayslan Green

Malvern, WR14 2RG

This delightful three bedroom detached bungalow is not to be missed. It has been extended and modernised throughout whilst retaining some period features. It has a fully private garden with views across to the Malvern Hills and is nestled in a quiet cul de sac within a desirable residential area that enjoys good transport links. In brief the accommodation comprises, Entrance Vestibule, Entrance Hall, Living Room, Family Dining Room, Kitchen and Utility. With a Shower Room, Three Bedrooms and a further Bathroom. The property further benefits from double glazing throughout, gas central heating and driveway parking. EPC Rating C

£385,000

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Entrance Vestibule

Part glazed door opens into the Entrance Vestibule. With partially tiled walls, light, shelving and stepping up to the Entrance Hall

Entrance Hall

With doors off to the Living Room, all Bedrooms and Bathroom. Radiator, window to ceiling and access to loft space via hatch.

Living Room

11'10" x 10'9" (3.63m x 3.3m)

The Living room benefits from a high-level double glazed window and a feature circular window to the side aspect along with a further window to the ceiling, ensuring this room has plenty of natural light throughout the day. Fireplace with metal surround, tiled hearth and currently housing a woodburner (not certified). Radiator and double doors open to the Family Dining Room.

Family Dining Room

15'3" x 8'10" (4.65m x 2.7m)

High level double glazed window to the side aspect and "lantern" style double glazed window to the ceiling. Double glazed French doors open out to the rear garden, radiator and opening to Kitchen

Kitchen

12'1" x 9'6" (3.7m x 2.9m)

The Kitchen is fitted with eye and base level coloured units with working surfaces and tiled splashback, composite sink unit with drainer and mixer tap. Four point electric hob with extractor above, double electric oven, integrated dishwasher and space for a further undercounter appliance. Doors to a large walk-in pantry cupboard with shelving. Double glazed window to the rear aspect overlooking the rear garden, "lantern" style window to ceiling, upright radiator and door leading to the Utility.

Utilty

6'0" x 3'11" (1.83m x 1.2m)

From the Kitchen, a store area is located to the right with shelving and door to the Utility. With space and plumbing for a washing machine and space for a further undercounter appliance, with eye level cupboards above. Part glazed door leads to the garden and door to the Shower Room. Tiled flooring and upright radiator.

Shower Room

Fitted with a white suite comprising walk-in shower cubicle with waterfall effect shower head and an additional attachment and tiling to walls. Vanity unit with sink inset and cupboards below, bidet and low flush WC. Continuation of tiled flooring, black "ladder" style radiator, partially tiled walls and obscured double glazed window to the rear aspect.

Bedroom One

11'9" x 9'10" (3.6m x 3m)

Double glazed window to the front aspect, upright radiator and ornamental fireplace.

Bedroom Two

11'1" x 8'10" (3.4m x 2.7m)

Double glazed window to the front aspect, radiator.

Bedroom Three

9'10" x 7'10" (3m x 2.4m)

Double glazed window to the side aspect, panelling to walls, eye level glazed cupboard and door to the Airing Cupboard housing the Vaillant boiler. The gas and electric meters are located in this room.

Bathroom

The Bathroom is fitted with a white suite comprising a contrasting panel to the bath with mains shower over, pedestal wash hand basin and low flush WC. Chrome "ladder" style radiator, contrasting coloured tiling to the walls and obscure double glazed window to the side aspect.

Outside

Stepping out to the garden with paved pathway leading around the property, outside lighting and tap. The generous garden is predominantly laid to lawn with a productive raised vegetable garden, numerous fruit trees to include, pear tree, greengage, several plum trees and two apple trees. The summer house is positioned to enjoy views across the garden and towards the Malvern Hill's. With a timber shed and an additional garden store, this garden has been designed for the "Good Life". Gated side access leads to the driveway parking and a useful large timber workshop.

To the front of the property is driveway parking for several vehicles. A paved pathway leads to the side door and the covered area towards the workshop. space four timber shed and a further metal shed large water but handy for collecting all the water for the garden outside lighting. outside tap timber storage garage continuation continuation of pathway leading to the covered sheltered side access with gated access to the driveway parking
Storage area not an inner hall.

Council Tax Band

We understand that this property is council tax band C.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

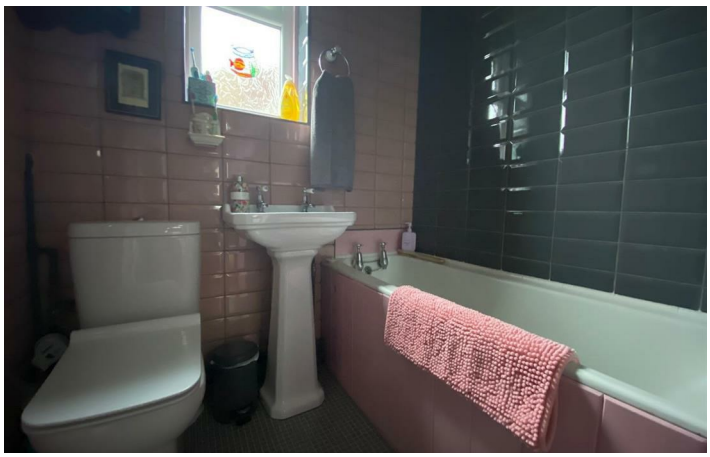
Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

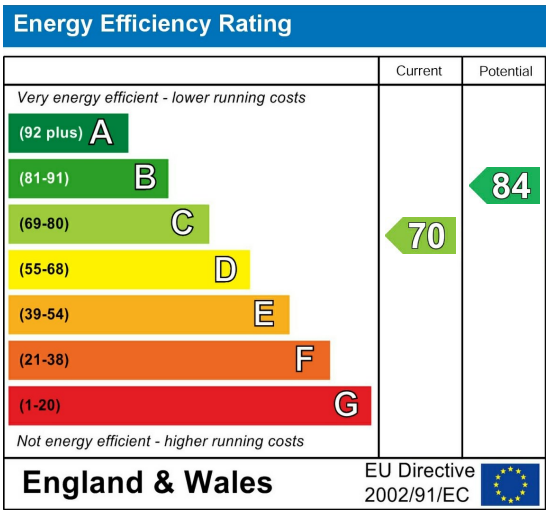
Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

NEVER COOL



Floor Plan



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