Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
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Oak Bank Chapel Lane, Cradley, WR13 5HX

£500,000

A spacious detached three bedroom bungalow with double garage in a peaceful location overlooking fields to the side and rear and having lovely well stocked private gardens. The accommodation comprises:- entrance porch, reception hall, L-shaped lounge/dining room, separate study/music room, breakfast kitchen, utility, three bedrooms including the master with fitted wardrobes, double second bedroom and third single bedroom, refitted shower room. Further benefits include; gas central heating, double glazing and cavity wall insulation. Outside is a double garage with parking to the fore, and a workshop at the rear, gardeners wc and boiler room. The mature private gardens have a great deal of privacy and have been designed to make the most of the views over the surrounding countryside. Located on the edge of the village viewing is essential to appreciate the size, location and outlook of home on offer.

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Oak Bank, Chapel Lane, Cradley, WR13 5HX

ENTRANCE PORCH
Accessed via composite door with double glazed window to side and additional front aspect double glazed window, recessed ceiling down lighters, wall mounted electric heater, step and double glazed door to:

ENTRANCE HALL
Recessed ceiling down lighters, smoke alarm, built-in airing cupboard with lagged copper cylinder, slatted shelving, double panel radiator, doors to:

LOUNGE DINER 23'9" narrowing to 11'10" x 19'10" narrowing to 12 (7.25m narrowing to 3.62m x 6.06m narrowing to 3.69)
L-shaped triple aspect lounge diner with double glazed windows to front, rear and side, double glazed French doors to front garden paved patio and seating area, side aspect double glazed window with views over fields to the Malvern Hills and rear aspect double glazed window with far reaching views over open countryside to the rear, ceiling light point, three wall light points, feature stone fireplace with hearth and inset living flame gas fire, two double radiators, space for dining table, obscure glass panel doors to:

STUDY/MUSIC ROOM 11'4" max x 10'5" (3.47m max x 3.18m)
Rear aspect double glazed square bay window with panoramic view over gardens and surrounding country side, recessed ceiling down lighters, coving, double panel radiator, feature display alcoves with glass shelving.

BREAKFAST KITCHEN 11'3" x 10'5" (3.44m x 3.18m)
Rear aspect double glazed window with views over gardens to countryside beyond, recessed ceiling down lighters, fitted kitchen comprising: matching range of floor and wall mounted units under a stone effect heat resistant worksurface. Stainless steel 1 1/2 bowl single drainer sink unit, integral Bosch electric hob with extractor over, integral Bosch oven, integral Bosch microwave, integral Bosch dishwasher, integral fridge, part tiled walls, under pelmet lighting, double panel radiator, door to:

REAR PORCH/UTILITY 11'8" x 5'5" (3.58m x 1.67m)
Rear and side aspect double glazed window overlooking gardens and fields, wall light point, stainless steel single drainer sink unit with cupboard below, space and plumbing for washing machine, tall butler cupboard, space for tall fridge freezer, radiator, vinyl flooing, double glazed door to rear garden.

BEDROOM ONE 12'0" x 10'11" (3.67m x 3.34m)
Front aspect double glazed window, recessed ceiling down lighters, coving, wide range of fitted wardrobes and bedroom furniture, double panel radiator.

BEDROOM TWO 12'6" x 9'11" (3.82m x 3.03m)
Rear aspect double glazed window with views over garden to open countryside, recessed ceiling down lighters, coving, range of fitted bedroom furniture, double panel radiator.

BEDROOM THREE 11'9" x 6'11" (3.60m x 2.12m)
Front aspect double glazed window, ceiling light point, coving, range of fitted bedroom furniture, double panel radiator.

SHOWER ROOM 8'7" x 6'4" (2.63m x 1.94m)
Rear aspect obscured glass double glazed window, recessed ceiling downlighters, extractor, three piece white suite comprising: corner shower cubicle with Mira shower and sliding door, wash hand basin with vanity unit below, low level WC, heated towel rail, tile effect flooring

FRONT GARDEN
Mature private front garden accessed via a block paved drive from Chapel Lane which opens to block paved parking for two cars that leads to the garages, a path leads from the drive past a mature flower and shrub bed to one side and a shaped formal lawn to the other to the main door. A raised paved area provides a private spot to side, accessed from the sitting room with views over fields to the Malvern Hills with space for outside tables and chairs.

REAR GARDEN
Private landscaped rear garden with views over countryside to the Suckley Hills, immediately to the rear of the property is a paved area providing ?access between the property and the garage and space to sit out and enjoy the view, L shaped lawn has mature flower and shrub beds beyond and an ornamental pond. A path leads to a timber garden shed and greenhouse.

Accessed externally is a covered area to the rear of the garage, a boiler room with wall mounted gas boiler and a gardener's WC with electric heater and light.

DOUBLE GARAGE 17'9" x 16'11" (5.43m x 5.16m)
Twin front aspect double door with obscure glass panels, ceiling light points, power points, double glazed window to sides, doorway to rear to:

WORKSHOP 8'8" x 8'2" (2.65 x 2.49m)
Rear aspect double glazed window, power and light, courtesy door to rear garden.

DIRECTIONS
From the Allan Morris office in Great Malvern head North on the Worcester Road. Take a left hand turn into North Malvern Road and then first turning right into Cowleigh Road. Follow the road along until you reach the T-junction at the Hereford - Worcester Road, and turn left in the direction of Hereford. Follow this road for some distance past The Red Lion on your left and take the next left turning signposted Bosbury/Ledbury into Cradley. Chapel Lane is the first on the left. Oak Bank can be found as the last property on the left hand side as indicated by the Allan Morris 'For Sale' board.

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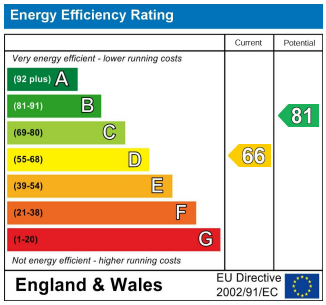

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: Herefordshire District Council (01432 260000); at the time of marketing the Council Tax Bank is: E

ENERGY PERFORMANCE RATINGS: Current: D66 Potential: B81

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700 and
Local Education Authority: Herefordshire LA: 01432 260927

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