





## Bellars Lane, Malvern, WR14 2DL

A versatile and well presented detached dormer bungalow in a sought after location within a short walk of the facilities and shops at Barnards Green. The property comprises:- reception hall, lounge with patio doors to garden, separate dining room (potential to be bedroom 5), kitchen opening to garden room, master bedroom with en-suite, further ground floor bedroom with ensuite, family bathroom and garage currently used as utility room. First floor with two bedrooms and a bathroom.

The large well maintained garden includes a summerhouse, greenhouse, well stocked borders with a range of flowering plants and shrubs, woodland garden area, patio adjoining the house with access to the front, where there is ample parking on the gravelled drive



### **ENTRANCE**

Front facing wooden part glazed entrance door.

### **RECEPTION HALL**

Front facing obscure glass panelling, radiator, stairs to first floor, storage cupboard with hanging space and shelving, under stairs storage cupboard, wood floor, doors to:

### **MASTER BEDROOM 11'9" (max to wardrobes) x 11'11" (3.60 (max to wardrobes) x 3.64m)**

Front and side facing double glazed windows, built in wardrobes, double radiator, ceiling light point, coving to ceiling, door to:-

### **EN-SUITE**

Side facing obscure double glazed window, shower cubicle with Triton electric shower, low level WC, pedestal wash basin with mixer tap, tiled floor.

### **LOUNGE 19'10" x 11'11" (6.07m x 3.64m)**

Front facing double glazed windows , rear facing double glazed patio doors, feature fireplace with remote controlled 'Gazco' gas fire, two radiators, coving to ceiling.

### **DINING ROOM/POTENTIAL BEDROOM 8'11" x 10'11" (2.73m x 3.34m)**

Rear facing double glazed patio doors, parquet flooring, double radiator, coving to ceiling.

### **BATHROOM**

Side facing opaque double glazed window, refitted suite comprising:- low level WC, pedestal hand basin with mirror light above, bath with shower head tap attachment, heated towel rail, fully tiled walls, coving to ceiling.

### **KITCHEN 12'6" x 11'10" (3.82m x 3.61m)**

Side facing double glazed window, range of wall mounted and base

storage units with granite work surfaces, Rangemaster cooker with five ring gas hob and extractor hood, one and a half bowl stainless steel sink with mixer tap, built in Kenwood fridge freezer, semi integrated Bosch dishwasher, fitted microwave, vinyl flooring. Opening to garden room.

#### **GARDEN ROOM 11'1" x 17'3" (3.40m x 5.26m)**

Side facing double glazed French doors to patio and garden, rear and side facing double glazed windows, recently installed Leka solid roof with downlighters, two double radiators, tiled floor. Doors to study and garage (utility room).

#### **GARAGE IN USE AS UTILITY ROOM 8'11" max 5'10" min x 14'9" max 11'5" min (2.73m max 1.8m min x 4.5m max 3.5m min)**

(Cord floor) carpeting, sink with cupboards, plumbing for washing machine, worktop, loft hatch to boarded and insulated loft. Front facing timber double doors, power points.

#### **BEDROOM/STUDY 9'1" x 11'7" (2.77m x 3.54m)**

Rear facing double glazed window, rear facing part glazed uPVC door to garden, double radiator, wood laminate floor, door to:-

#### **EN-SUITE SHOWER ROOM**

Tiled shower cubicle with Triton electric shower, low level WC, wall mounted hand basin with tiled splash back, extractor fan.

#### **LANDING**

Front facing wood framed velux window. Doors to:-

#### **BEDROOM THREE 3m - 3.97m (some limited head height) x 2.90m to**

Rear facing double glazed window with view of the hills, built in wardrobes, radiator, wood laminate floor.

#### **BEDROOM FOUR 2.87m extending to 3.79m x 3.99m (some limited head height)**

Rear facing double glazed window, front facing double glazed velux window, built in wardrobes, with one housing 'Biasi' combi gas central heating boiler, radiator.

#### **BATHROOM 2.71m x 1.51m**

Bath with shower head tap fitting, pedestal hand basin with mirror light above, low level WC, rear facing opaque double glazed window, heated towel rail, fully tiled walls

#### **REAR GARDEN**

Large south facing rear garden enclosed by wood panel fencing, mainly laid to lawn with mature trees and well stocked flower and shrub borders, woodland area at the end of the garden, patio areas adjoining the property, restored greenhouse and recently installed summerhouse. pedestrian side access via gate. Views of the hills from the garden.

#### **FRONT OF PROPERTY**

Enclosed by mature hedging and timber panel fencing, recently regravelled driveway providing parking for several vehicles. Mature trees, raised flower bed and two lawn areas.

#### **DIRECTIONS**

From our office in Great Malvern town centre, proceed down Church Street, straight on through the traffic lights towards Barnards Green, continue through Barnards Green onto Guarlford Road taking the fourth turning on the left into Eston Avenue. At the end of the road turn right into Bellars Lane where the property can be found on the right hand side. To arrange a viewing or with any queries on the property please call Allan Morris Malvern on 01684 561411.

#### **ASKING PRICE £595,000**

#### **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. Other items, such as carpets and curtains, may be available by separate arrangement

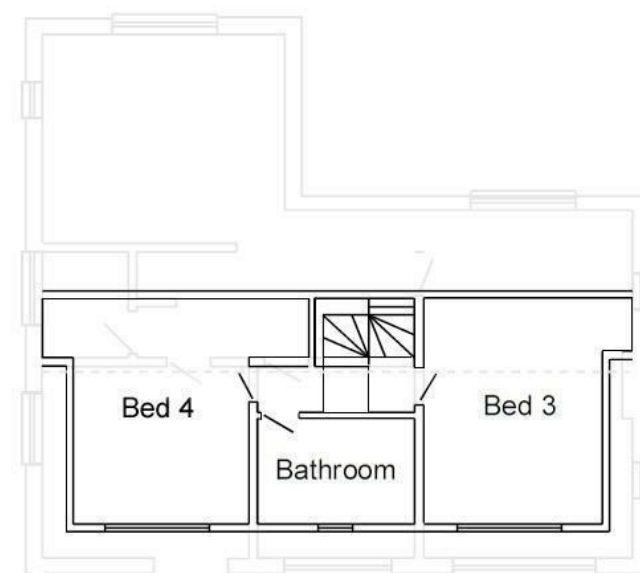
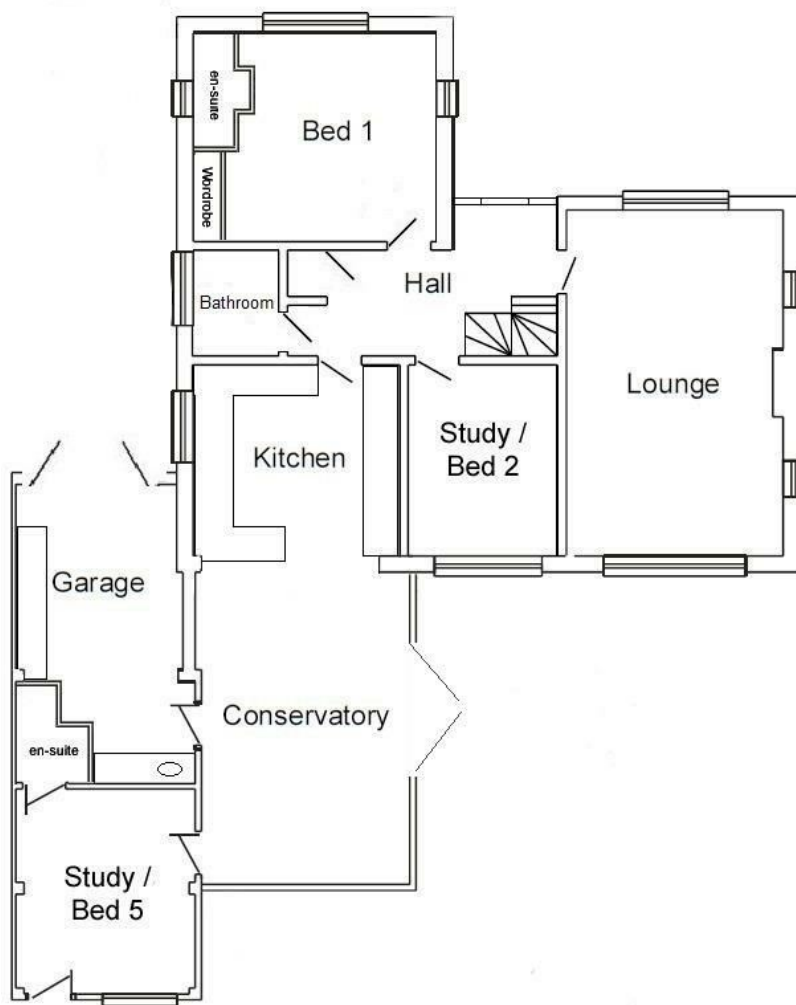
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

ENERGY PERFORMANCE RATINGS: Current: D66 Potential: C79

#### **SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 82270



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