



Allan Morris
estate agents

**7, Lambourne Avenue, Malvern,
Worcestershire, WR14 1NL**

 **MAYFAIR**
OFFICE GROUP

Lambourne Avenue, Malvern, WR14 1NL

We are delighted to offer for sale this outstanding detached bungalow that has undergone a significant and imaginative development to the rear. The accommodation comprises; porch, hallway, three bedrooms, two with front facing bay windows and master with en-suite shower room. There is a further bathroom and utility room. The highlight of the property is a fully open plan, full width living dining and kitchen space that opens and overlooks the gardens, with feature lantern skylights and bi-fold doors. The garden is also a highly imaginative and beautiful landscaped oasis of sun and shade, flowering borders and seating space. To the front is ample off road parking and a quiet, residential location, close to the shops, amenities and transport links of Malvern and Malvern Link. One of best properties of this type to be found in Malvern and a viewing is essential. Also offered with no onward chain.



ENTRANCE PORCH

Sliding double glazed doors open to porch with tiled floor and light.

ENTRANCE HALLWAY

Wooden block flooring, loft access hatch with drop down ladder, leaded windows, telephone point, radiator, large built in storage cupboard, doors to:

BEDROOM ONE 12'5" max into bay window x 13'1" + wardrobe (3.79m max into bay window x 4.00m + wardrobe)

Front facing uPVC bay window, two radiators, television point, full width and height built in wardrobes with shelving and hanging rail, obscured glass oak door open to:

EN-SUITE 9'8" x 6'1" (2.97m x 1.86m)

Side facing obscured uPVC window, large double walk in shower with mixer attachments, low level WC, vanity unit with inset sink, tiled

walls and floor, spot lighting, ladder style chrome towel rail, airing cupboard housing small radiator and shelving.

BEDROOM TWO 12'5" max into bay x 13'4" (3.79m max into bay x 4.07m)

Front facing uPVC bay window, radiator, full width of built in wardrobes with hanging rail and shelving.

BEDROOM THREE 10'2" x 11'0" (3.10m x 3.37m)

Rear facing double glazed door opens to garden, radiator, wood effect flooring.

SHOWER ROOM 7'7" x 4'11" (2.33m x 1.52m)

Double shower cubicle with mixer attachment, low level WC, wash basin with storage below, heated towel rail, tiled walls and floor, spot lighting and extractor.

OPEN PLAN LIVING/DINING KITCHEN SPACE 25'2" x 32'4"max (7.69m x 9.86mmax)

Facing towards the garden with bi-fold doors.

DINING AREA 12'0" x 13'4" - 25'9" x 11'10" (3.66m x 4.07 - 7.86m x 3.63m)

Six panel bi-fold door and a feature corner window and a side facing door opens to the garden, two feature skylight lantern windows, stone tile floor with underfloor heating, spot lighting, wall mounted television points.

KITCHEN

Contemporary style kitchen with central island unit and granite worktops, inset one and a half sink and drainer unit, double electric oven, integrated two drawer dishwasher, electric induction hob in island, space for American style fridge freezer, corner larder style cupboard, wide variety of cupboards and pan drawer storage, wine fridge, extractor hood over hob, continued tile flooring and under floor heating.

UTILITY

Side facing double glazed windows, cupboard housing wall mounted Worcester gas boiler, space and plumbing for washing machine. Range of eye and base level units with work top and inset sink, space for other appliances, extractor fan.

OUTSIDE - FRONTAGE

Front garden is laid to stone chipping driveway for 3-4 cars with planted borders. Gated side access.

REAR GARDEN

Delightfully landscaped rear garden, fully enclosed by timber panel fencing, laid initially to natural stone, patio seating area with outside lighting, outside tap and gated side with access via a stone chip path. Path leads you through the centre of the garden to a further stone patio seating area surrounded by raised railway sleeper plates and a timber pergola structure over. Screened off section has a timber garden shed. Rest of garden is laid to sections of lawn and well stocked flowering shrub borders and young trees.

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: C70 Potential: B82

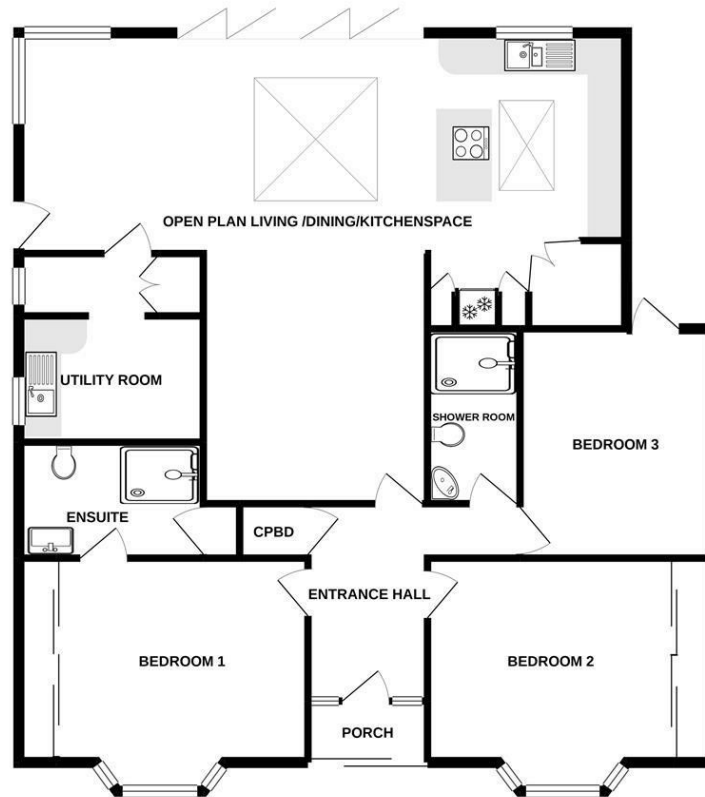
ASKING PRICE

£495,000

DIRECTIONS

From the office of Allan Morris proceed along the Worcester Road heading towards Malvern Link. At the traffic lights on the crossroads, turn left into Richmond Road and left at the end into Church Road. Take the next turning on the Right into Lambourne Ave and No 7 can be found on the left hand side. For more details or to book a viewing please call our Malvern office on 01684 561411.

GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.
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