Allan Morris
estate agents

3/3a Worcester Road,
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2 The Gables Bosbury Road, Cradley, WR13 5JA

Price Guide £485,000

A much improved and beautifully presented, extended semi detached house in this idyllic location. Being on a small cul de sac of similar properties, in brief the accommodation comprises: brick and double glazed porch with generous storage, hallway, living room, dining room, breakfast kitchen, guest WC and garden room offering glorious views. To the first floor are two double bedrooms and the family bathroom, with the master bedroom being located on the second floor. The garden is of a good size and there is a lovely decked area by the house, all of which enjoy superb views over the countryside to the Hills. The driveway offers parking for three vehicles and there is the benefit of a single garage with the second have having been remodelled into a home office. We strongly recommend internal viewing to appreciate this lovely home.

2 The Gables, Bosbury Road, Cradley, WR13 5JA

ENTRANCE
Approached over brick paved driveway, steps and walkway to the front door opening into:

PORCH
With twin aspect double glazed windows, generous space with part cladding, radiator, shelving and coat hooks with opening to the hallway with stairs to the first floor and door to:

LIVING ROOM
With front facing double glazed bay window, brick fireplace with oak mantle and tiled hearth with inset log burner, radiator with ornate corner and shelf, picture rails, built-in book case, inner hall to garden room with storage cupboard and shelving. Door to:

DINING ROOM
Rear facing obscure double glazed window, picture rail, radiator with ornate cover, archway to breakfast kitchen and archway to cloaks area and door to:

GUEST WC
White suite comprising: close coupled WC, vanity unit with hand basin, upright ladder style radiator, built-in cupboard with shelving.

BREAKFAST KITCHEN
Side facing double glazed window with lovely views over the garden, two velux windows, fully fitted kitchen with ample cupboards and drawers, under counter space for washing machine and tumble dryer. built-in Kenwood range style cooker with five burner gas hob and electric oven with hood over, inset double stainless steel sink unit, high level shelving, under-counter space for fridge, freezer and dishwasher, central island with shelving, space for bar stools and butcher's block top, radiator and uPVC half double glazed door to the garden.

GARDEN ROOM
Side facing double glazed windows and double opening double glazed doors, rear facing double glazed window and three double glazed velux windows, fabulous views over the rear garden, shelving, double glazed window to the cloaks area, and twin radiators.

FIRST FLOOR LANDING
Double glazed side facing window on the stairs offering glorious views, landing with doors radiating off, cupboard under stairs with shelving.

BEDROOM
Rear facing double glazed window, radiator with ornate cover, picture rails and shelving.

BATHROOM
Obscure double glazed window, contemporary bathroom with white suite comprising: hand basin set into vanity unit, close coupled WC, panelled 'p' bath with twin shower heads over and glazed screen, ladder style radiator and shelving.

BEDROOM
Front facing double glazed window with rural views to the Hills, feature cast iron fireplace, radiator, shelving, door to walk-in wardrobe with light, hanging rails and shelving, mirror fronted double wardrobe.

Stairs lead to:

SECOND FLOOR

BEDROOM
A large double room with walk-in cupboard with shelving, hanging rail and eaves storage, two double glazed velux wardrobes, two radiators, some restricted head height, feature exposed brick wall.

REAR GARDEN
The rear garden is essentially laid to lawn with well stocked shrub and flower borders, potting shed, pebbled walkways, fully enclosed and offering lovely countryside views.
From the rear garden, steps lead down to a uPVC door into one half of the garage which has been beautifully converted to:

OFFICE
Triple velux windows, shelving, contemporary wall mounted electric panel heater, cupboard housing its fuse box and further door to the:

GARAGE
With twin opening doors to the driveway, roof storage, power and light.

DIRECTIONS
From the Allan Morris Office in Great Malvern turn left on to 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 The Red Lion on your left and take the next left turning signposted Bosbury/Ledbury into Cradley. The property can be found on a slight incline on the right hand side, as shown by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 561411 or email malvern@allan-morris.co.uk

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

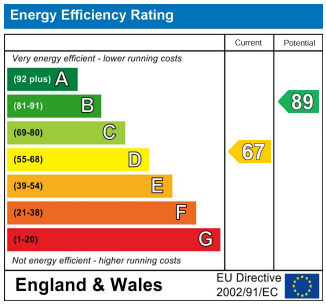
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: Hereford County Council (01432) 260000; at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: D67 Potential: B89

SCHOOLS INFORMATION:
Local Education Authority: Herefordshire 01432 260926



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