



## 2 Field Fare Close, Malvern, WR14 1UW

**£395,000**

A detached bungalow in a quiet cul-de-sac close to open countryside and having a lovely garden with an outlook over fields and towards the Hills. In brief, the accommodation comprises: Hallway, breakfast kitchen, rear hallway, living room, conservatory, two bedrooms and a shower room. Sitting on a level plot, the rear garden is beautifully landscaped and stocked. The garage, carport and generous parking add to the appeal of this well loved home. It is offered in a NO CHAIN SALE situation and we recommend early viewing.





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### ENTRANCE

Approached over flag stoned driveway opening into:

### REAR HALLWAY

Door to garage, built-in cupboard with shelving and door to:

### BREAKFAST KITCHEN 12'1" x 9'4" (3.7m x 2.87m)

Matching range of wall and base units, inset one and a half bowl stainless steel sink unit, front facing double glazed windows, electric hob with cooker hood over, electric oven, fridge, radiator, power points, door to:

### HALLWAY

Radiator, power points, front door, built-in cloaks cupboard, power points.

### LIVING ROOM 16'11" x 11'5" (5.16m x 3.48m)

Side facing double glazed window, radiant gas fire on marble hearth, two radiators, power points, television point, rear facing double glazed patio doors opening to:

### CONSERVATORY 12'5" x 8'6" (3.8m x 2.6m)

Low brick and double glazed construction, patio doors to the garden, radiator, power points, twin wall lights.

### BEDROOM ONE 14'9" (to wardrobes) x 9'10" (4.5 (to wardrobes) x 3m)

Rear facing double glazed windows, radiator, television and power points, telephone point, built-in wardrobes and dressing table.

### BEDROOM TWO 10'9" x 8'2" (to wardrobes) (3.3m x 2.5m (to wardrobes))

Front facing double glazed window, radiator, range of built-in wardrobes and drawers, telephone point and power points.

### SHOWER ROOM 6'6"x 5'6" (2mx 1.7m)

Obscure double glazed window, close coupled WC, hand basin and vanity unit, glazed shower cubicle, downlighters, extraction unit, radiator and wall mounted fan heater.

### GARAGE 16'4" x 7'6" (5m x 2.3m)

Double opening doors, fuse boards and meters, power, light, door to WC, utility area with plumbing for washing machine, stainless steel sink unit, cupboard containing gas boiler, door to the rear garden.

### EXTERNALLY

The rear garden is level, fully enclosed and essentially laid to lawn with beautifully stocked raised borders, a pergola catching the morning sun, walkway round the bungalow with gated access to one side. There are two wooden sheds, one having an aviary to one side, netted pond, further raised flower beds and views up to the Hills.



## FRONT GARDEN

With a generous frontage which is essentially laid to lawn with well stocked borders and beds it benefits from a driveway giving off road parking and leading to the carport and garage with a pathway to the front of the bungalow.

## PRIVATE ROAD

Field Fare Close is a private road of four properties. Each owner pays approximately £200 per annum into a fund which covers the insurance of the road.

## DIRECTIONS

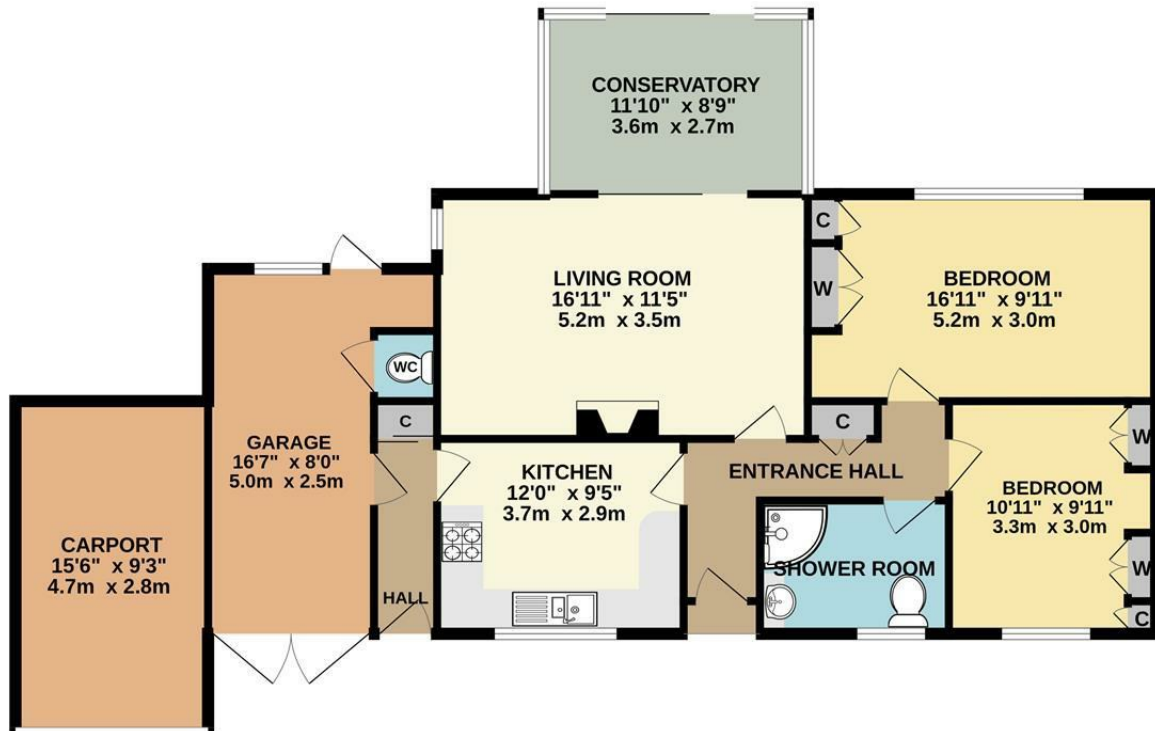
From the Allan Morris office in Great Malvern, proceed in the direction of Worcester. At the traffic lights at Link Top, bear left and proceed along Newtown Road, which becomes Leigh Sinton Road. A short distance after the lights at Malvern Vale, pass Westward Road on the left and take the next left into Halfkey Road. After the left hand turn into Beverley Way, bear left into Hospital Road. Fieldfare Close is the last turning on the left hand side. No 2 is the second bungalow on the right. For more information, or to arrange a viewing, please telephone us on 01684 561411.





# GROUND FLOOR

808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold

Fixtures and Fittings: Only those items referred to in these particulars are included in the sale price. Carpets are included, other items, such as curtains and blinds, 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: C

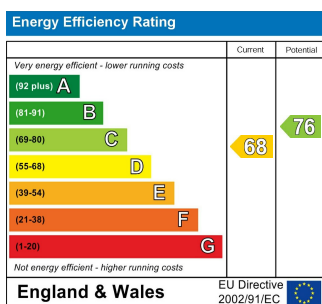
Energy Performance Rating: Current: D68 Potential: C76

Transport Links: Malvern Link Railway Station: 0.7 miles

Schools Information: Local Education Authority: Worcestershire LA: 01905 822700

## EPC

## Material Information Report



- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
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