



## Little Acorns Worcester Road, Hanley Swan, WR8 0EA

**Offers Over £400,000**

A detached, two bedroom bungalow with garage, and west facing garden in the very heart of Hanley Swan, a short walk to the village green, for sale with no onward chain. The accommodation comprises: entrance porch, entrance hall with storage, dual aspect sitting room with woodburner, open plan dining kitchen, large conservatory, main bedroom with en-suite cloakroom and fitted wardrobes, second bedroom, large refitted main shower room with walk in shower. Further benefits include; central heating and double glazing, larger than single attached garage, bloc pave driveway for three cars, walled front garden and enclosed west facing rear garden. Viewing a must to appreciate the central village location on offer.



# Little Acorns, Worcester Road, Hanley Swan, WR8 0EA

## ENTRANCE PORCH

Two ceiling light points, access to roof space, smoke alarm, coving, built-in landing cupboard with hot water tank and slatted shelf, built-in coats cupboard with hanging rail and shelving, door to:

## SITTING ROOM 14'0" x 12'10" (4.28m x 3.92m)

Dual Aspect with front and side facing double glazed windows, ceiling light point, coving, feature fireplace with wooden mantle, slate hearth and floor mounted wood burner, radiator.

## DINING KITCHEN 23'7" x 9'6" narrowing to 7'5" (7.19m x 2.92m narrowing to 2.28m)

Large open plan dining kitchen, twin rear aspect double glazed windows looking into conservatory, ceiling light point over dining area, radiator, double double glazed doors to conservatory, open plan to kitchen area with ceiling light point, coving, fitted kitchen comprising of a range of floor and wall mounted wooden units under light stone effect work top, stainless steel one and a half bowl sink unit, integral electric hob with oven below and hidden extractor over, space and plumbing for dishwasher, space for tall fridge freezer, space for further appliance, door to garage, door to rear garden.

## CONSERVATORY 18'10" x 8'2" (5.76m x 2.50m )

uPVC and brick double glazed conservatory, opaque roof, two wall light points, radiator, wood block effect floor, double glazed door to rear garden.

## BEDROOM ONE 11'2" x 9'7" (3.42m x 2.94m )

Rear aspect double glazed window, ceiling light point, coving, radiator, wide range of fitted bedroom furniture, door to:

## ENSUITE CLOAKROOM 7'6" x 3'1" (2.29m x 0.95m )

Ceiling light point, coving, white suite comprising: wash hand basin with storage below and over, wall light with shaver socket, WC, extractor, radiator.

## BEDROOM TWO 11'2" x 7'11" (3.42m x 2.43m )

Side aspect double glazed window, ceiling light point, coving, radiator.

## BATHROOM 9'2" x 5'5" (2.80m x 1.67m)

Double glazed velux roof light, ceiling light point, extractor, coving, rear facing high level white suite comprising: large walk-in shower cubicle, wash hand basin with storage below, push flush WC, heated chrome towel rail, part tiled walls, wood plank effect floor.

## GARAGE 17'5" x 9'11" (5.32m x 3.04m )

Electric up and over style door to the fore, ceiling light point, power points, space and plumbing for washing machine and further appliance under kitchen style worktop, painted concrete floor.



## FRONT GARDEN

Accessed from the road via a block pave drive which opens to provide parking for two to three cars, behind a dwarf front wall. Garden mainly laid to lawn with mature shrub beds to side.

## REAR GARDEN

Enclosed Westerley rear garden, mainly laid to lawn, paved seating area to side of conservatory with space for table and chairs and outside dining also accessed from the kitchen, paved path to a timber frame greenhouse, second paved seating area with a pergola over, gated access to rear which leads to the green and duck pond, idea for local walking.

## DIRECTIONS

From our office in Malvern turn right and pass along Belle Vue Terrace and onto the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately 2 miles, then turn left into Hanley Road. Follow the road for approximately 2 miles into the village of Hanley Swan, upon reaching the crossroads with the duck pond on the left turn left headed towards Worcester, the property can be found on the left hand side after a short distance as indicated by the Allan Morris 'For Sale' board.





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 electricity, water and drainage are connected. Central heating is LPG. 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: E

ENERGY PERFORMANCE RATINGS: Current: E40 Potential: D63

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

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