Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

12 Lamb Bank, West Malvern, WR14 4NE

£375,000

An immaculately presented, detached, two bedroom bungalow in an elevated position with breath taking panoramic views over Worcestershire to the Clee Hills in the distance. The beautiful accommodation comprises: entrance hall, dual aspect lounge diner with large windows, refitted kitchen with appliances and curved walnut worktop, rear porch, two double bedrooms, refitted shower room. The gardens have been landscaped to give the maximum enjoyment of the views, including terraces to either side and a large covered entertaining area with light, power and woodburner. Further benefits include: gas central heating, double glazing, drive to the rear for two cars. For sale with no onward chain, viewing is a must to appreciate the condition, position and outlook of home on offer!

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MAYFAIR OFFICE GROUP

12, Lamb Bank, West Malvern, WR14 4NE

THE PROPERTY
12 Lamb Bank was built in around 1965. It had previously been 2 two-storey cottages owned by the same person who had them knocked down so she could build herself a bungalow, create a larger garden and continue to enjoy the view.

ENTRANCE HALL
Accessed via a part obscure glass double glazed door, ceiling light point, access via pull down ladder to roof space (with wall mounted gas fired boiler), radiator, built in wardrobe with shelving, hanging space and light point, oak laminate flooring with bespoke fitted door mat. Doors to:

LOUNGE/DINER 16'10" x 11'5" (5.14m x 3.50m)
Dual aspect with high level side facing double glazed window and two large front facing double glazed windows designed to allow the maximum enjoyment of the views over West Malvern, bluebell meadow and to the Suckley Hills in the distance, two ceiling light points, radiator, obscure glass glazed door to:

FITTED KITCHEN 11'10" x 7'11" (3.62m x 2.42m)
Front aspect double glazed window with panoramic views over West Malvern and as far as the Clee Hill 'golf ball' in the distance, recessed ceiling down lighters, bespoke re-fitted kitchen comprising of a wide range of floor and wall mounted high gloss cream units under a beautifully carved walnut block worktop, one and a half bowl sink unit with mixer tap over, integral electric hob with circular stainless steel extractor over, integral double oven, integral dishwasher, integral washing machine, integral fridge, integral freezer, contemporary vertical radiator, tiled floor, obscure glass door to:

REAR PORCH 6'5" x 4'11" max (1.97m x 1.51m max)
Double glazed windows to side and front aspect, part double glazed roof, wood plank effect lino flooring, double glazed door to rear garden patio leading to covered entertaining area.

BEDROOM ONE 12'0" x 8'11" (3.67m x 2.73m)
Side aspect double glazed window, ceiling light point, radiator, built-in wardrobe with hanging rail and shelving.

BEDROOM TWO 10'8" x 9'0" (3.27m x 2.75m)
Dual aspect with high level double glazed window to side and rear aspect double glazed window, ceiling light point, radiator.

BATHROOM 7'4" x 5'4" (2.24m x 1.65m)
Side aspect window looking into rear porch, recessed ceiling downlighters, extractor, re-fitted white suite comprising: large walk-in shower cubicle, wash hand basin with storage below, hidden cistern, push flush WC with storage to side, heated towel rail, tiled floor.

GARDEN

The property sits in a landscaped garden all designed to take maximum advantage of the views and to provide a range of outside seating and entertaining areas. Accessed from either the Lamb Bank pathway by gated steps, or via the driveway to the rear, which has parking for two cars, gated steps lead to the front of the property. A pathway continues all the way around the property which to the west side has a paved seating area, shaded by mature trees and a space for table and chairs for outside dining and entertaining. A slightly raised seating area with stone chip provides a further space for a bench to sit and enjoy the views from under the shade of a mature fig tree. The majority of the garden this side is laid to mature shrubs and specimen trees, a concrete pathway passes along both sides of the property leading to the other East side of the garden. Here there is a further paved area and low maintenance grasses bed. Overlooking this and with a north westerly view is a large covered entertaining space with power points (with USB), dimmable wall light points, paved floor, wood burner and plenty of space for tables and chairs for outside dining and entertaining whatever the weather. To the rear of this is a secure garden store with power and light points ideal for storing furniture and garden tools, running around to the rear of the property is a raised area of flower and shrub beds with further specimen trees, accessed via steps just beyond the covered entertaining area. From numerous positions in the garden there are plenty of places to sit and enjoy the panoramic views, across Worcestershire, including Suckley Hills, Clee Hills and in Autumn and Winter when the leaves are off the trees to Worcester and the Cathedral.

DIRECTIONS

From Great Malvern, proceed north along the Worcester Road and take the second left onto North Malvern Road. This road becomes West Malvern Road after the left hand bend. Follow the road for a short distance and Lamb Bank is the first turning in the left. The property can be found on the left hand side accessible either from the Lamb Bank path or from the driveway at the rear. For more details or to book a viewing appointment, please call our Great Malvern office on 01684 561411.

WHAT3WORDS - elders.races.mothering

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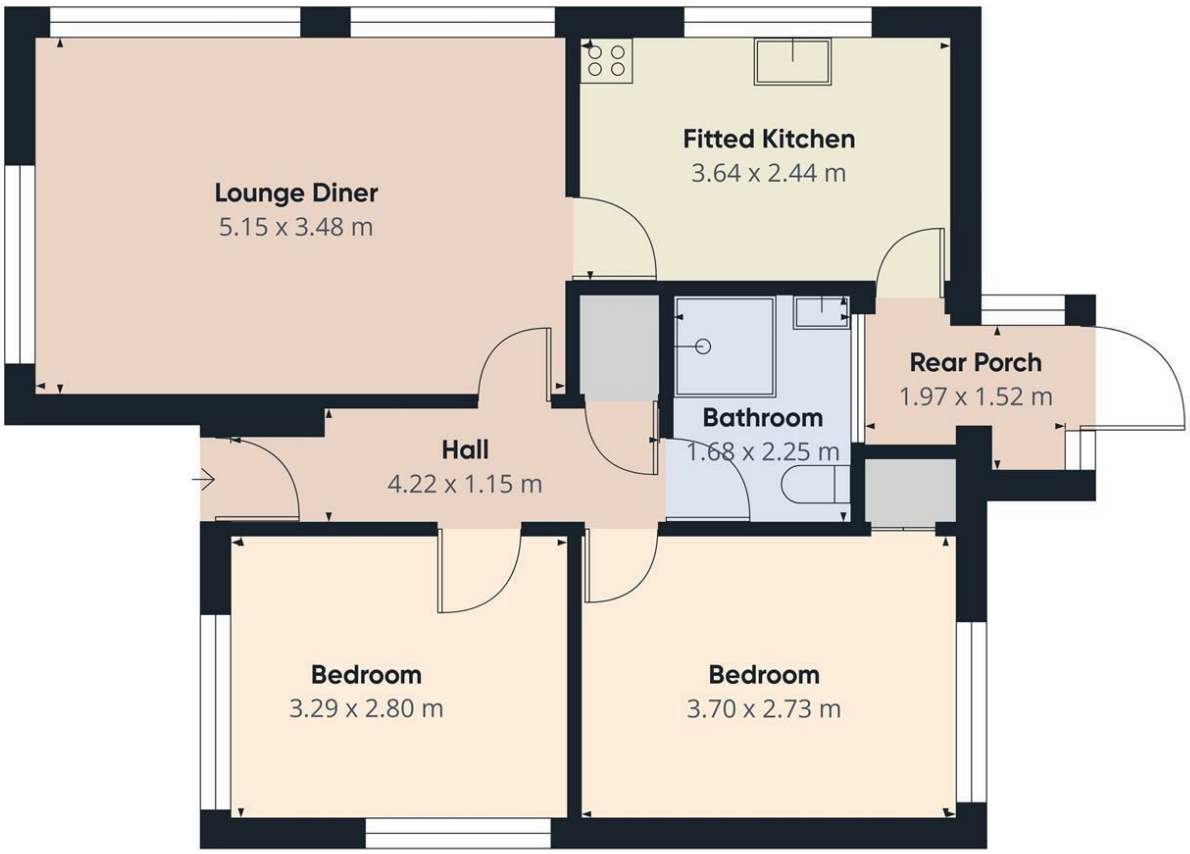

Approximate total area(1)
59.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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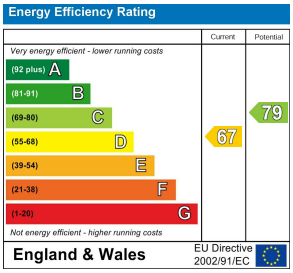
EPC



Material Information Report

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, full fibre broadban, 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 RATINGS: Current: D67 Potential: C79

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

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