



Allan Morris
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20, Bellars Lane, Malvern, Worcestershire,
WR14 2DN

 **MAYFAIR**
OFFICE GROUP

Bellars Lane, Malvern, WR14 2DN

An immaculately presented detached dormer bungalow style property, situated in a secluded position, a short walk from the facilities, transport links and shops at Barnards Green. Comprises: entrance hall, sitting room with fireplace, refitted kitchen/dining room, four double bedrooms and a refitted family bathroom. The master bedroom is to the first floor with en-suite. The property is set back from the road with a generous stone driveway, garage and landscaped wrap around rear gardens, with patio seating areas, lawn and pond water feature. The property also benefits from planning permission for a detached garage and additional annex accommodation in the front section of the plot, details of which are available on request. Viewing is highly recommended of this deceptively spacious, ideally located and beautifully presented detached home.



Entrance Hall

Side aspect uPVC door with opaque double glazed panel, radiator, understairs storage cupboard, brushed chrome power points and light switches, ceramic tiled floor, oak veneer doors to all, stairs leading to first floor.

Cloakroom

Side aspect uPVC opaque double glazed window, with white suite comprising close coupled wc and wash hand basin with storage cupboard below, chrome ladder-style heated towel rail and ceramic tiled flooring.

Sitting Room 19'10" x 12'7" max narrowing to 9'2" (6.05m x 3.86m max narrowing to 2.81m)

Side aspect uPVC double glazed window, rear aspect uPVC double glazed double doors opening to rear garden. Feature fireplace with marble surround mantle and hearth with living flame effect chrome gas fire, wall lights, radiator, TV point.

Kitchen/Diner 19'9" x 11'9" widening to 16'1" (6.02m x 3.60m widening to 4.92m)

Front aspect uPVC double glazed opaque panel, rear aspect uPVC double glazed window and uPVC double glazed doors opening to the garden. Oak veneer door leading to the storage cupboard which has space and plumbing for a washing machine and tumble dryer and a side aspect uPVC double glazed window. The kitchen comprises of a range of matching floor and wall-mounted soft closing units and drawers with under unit lighting, black granite work surfaces over and splashbacks, stainless steel one and a half bowl sink and drainer unit, Lamona stainless steel built-in oven and microwave, Lamona four ring electric hob with stainless steel splashback and extractor above, built-in wine chiller and integrated appliances, including fridge/freezer and dishwasher. Dining area with a breakfast bar and generous space for table and chairs, radiator, ceramic tiled floor, brushed chrome light switches and power points, telephone point and spotlighting.

Bedroom Two 12'4" x 10'11" (3.78m x 3.33m)

Side aspect uPVC double glazed window, radiator, spotlighting with dimmer switch.

Bedroom Three 15'5" max x 9'4" (4.72m max x 2.86m)

Rear aspect uPVC double glazed window, radiator, spotlighting and power points.

Bedroom Four 9'3" x 7'9" (2.84m x 2.38m)

Side aspect uPVC double glazed window, radiator, spotlighting, power points and telephone point, cupboard housing meters and electric fuseboard, access to the loft.

Bathroom 7'10" x 7'6" (2.41m x 2.30m)

Front aspect uPVC opaque double glazed window, recently refitted with a suite comprising wc, vanity sink unit with quartz top and hand basin with and lighting over, panel bath with rainwater shower and chrome shower fittings, with glass screen, tiled walls, tiled flooring, shaver point, extractor fan, chrome ladder-style heated towel rail and spotlighting.

FIRST FLOOR**Landing**

Oak veneer doors to Bedroom One and Shower Room.

Bedroom One 9'10" widening to 19'1" max into both windows x 15 (3.02m widening to 5.84m max into both windows x 4.)

Twin aspect uPVC double glazed windows, under eaves storage cupboards and built-in wardrobes with hanging rails and shelving, two radiators, spotlighting and satellite tv points.

En suite Shower Room 9'10" max x 4'11" (3.02m max x 1.52m)

White suite comprising wash basin with illuminated mirror above, wc, curved corner shower cubicle with chrome shower and fittings, fully tiled walls and flooring, extractor fan, storage cupboard and chrome ladder-style heated towel rail.

Garage/Storage Room 19'8" x 10'11" (6.00m x 3.35m)

Accessed via door to the side aspect, power points and lighting, front aspect window.

OUTSIDE

The property is accessed via a pebbled driveway providing ample off-road parking and a large area of frontage laid to lawn, with raised borders planted with a variety of shrubs, evergreen hedging and trailing plants all enclosed by timber fencing, access to the Garage, gated access to the rear garden and access to the property itself with canopy porch over front door.

The rear garden is enclosed by timber panel fencing and has a natural stone paved seating area ideal for entertaining, with planted borders, sunken pond water feature and raised beds. Leading through a timber pergola and rose

arch that continues the garden to the side, being laid to lawn and enclosed by timber fencing. There is access via French doors into the Kitchen and the Living Room. Outside lighting and tap.

Directions

From Great Malvern town centre, proceed down Church Street, straight on through the traffic lights towards Barnards Green. At the roundabout take the third exit and then turn left onto Pound Bank Road, then take the second right onto Bellars Lane where the property can be identified on the right-hand side by our For Sale board. To arrange a viewing or with any queries on the property please call Allan Morris Malvern on 01684 561411.

Planning Permission

The property has have planning approval for the addition of a detached garage with additional accommodation to be built in the front section of garden, plans of which are available on request. Planning Ref: 20/01478/HP

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: E

ENERGY PERFORMANCE RATINGS: Current: D59 Potential: C71

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

Asking Price

£550,000



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