



**8 Fairlea Close Bosbury Road, Cradley, WR13 5AN**

**£475,000**

An immaculately presented, detached three double bedroom dormer bungalow, with private rear garden, garage and parking in a village cul-de-sac location. The accommodation comprises; canopy porch, spacious entrance hall, front to back dual aspect lounge diner with bi fold doors to the rear garden, breakfast kitchen with appliances; large utility and cloakroom (originally designed as a utility and en-suite), ground floor double bedroom, main first floor double bedroom with bespoke fitted wardrobes and en-suite, second first floor double bedroom, main bathroom. Further benefits include; central heating, double glazing, solar panels, detached single garage and driveway, and private rear garden with large patio and greenhouse. For sale with no onward chain, viewing is essential to appreciate the size and condition of home on offer.





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## CANOPY PORCH

External lighting, secure UPVC wood effect front door with matching windows each side to:

## ENTRANCE HALL 11'0" x 10'10" (3.37m x 3.32m)

Ceiling light point, smoke alarm, wall light point, radiator, stairs to first floor, tiled floor, doors to:

## LOUNGE/DINER 26'2" max x 13'5" (8.0m max x 4.10m)

Dual aspect. Front aspect double glazed, square bay window, two ceiling light points, three wall light points, radiator, Karndean wood plank effect flooring, double glazed bi-fold doors to rear garden patio with space for table and chairs and outside entertaining, open plan to:

## BREAKFAST KITCHEN 12'0" x 10'11" (3.68m x 3.35m)

Rear aspect double glazed window, three ceiling light points, fitted kitchen comprising of a range of floor and wall mounted dove grey units under a granite effect work top with matching surround, inset one and a half bowl sink unit with mixer tap over and drainage grooves to side, integral electric hob with glass and stainless steel extractor over, integral double ovens, space and plumbing for dishwasher, space for tall fridge freezer, heated towel rail, continued tiled floor from hallway.

## UTILITY & CLOAKROOM 10'9" x 10'8" (3.29m x 3.27m)

Two front aspect double glazed windows, two ceiling light points, extractor, range of floor and wall mounted units to match the kitchen, stone effect worktop with stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler in matching cupboard, wash hand basin, WC, radiator, continued tiled floor from hallway. NB in the original plans for this property this room was designed to provide en-suite to the ground floor bedroom and a utility/WC.

## BEDROOM THREE 12'0" x 10'8" (3.68m x 3.27m)

Rear aspect double glazed with views over the gardens to the Malvern Hills, ceiling light point, two wall light points, radiator.

## LANDING

Ceiling light point, smoke alarm, radiator, doors to:

## BEDROOM ONE 18'8" x 13'5" (5.69m x 4.09m)

Dual aspect with front facing double glazed window and rear facing double glazed window with panoramic views over Cradley to the Malvern Hills, ceiling light point, wall light point, two radiators, bespoke fitted wardrobes with hanging rail and shelving. Door to:

## ENSUITE 10'0" x 7'7" (3.07m x 2.32m)

Rear aspect double glazed window with panoramic views over Cradley to the Malvern Hills, ceiling light point, extractor, white suite comprising: large walk in shower cubicle, pedestal wash hand basin with shaver socket to one side, WC, heated chrome towel rail, built in storage cupboard, tiled floor.



## **BEDROOM TWO 18'9" x 10'9" (5.72m x 3.28m)**

Dual aspect with front aspect double glazed window and rear aspect double glazed window with panoramic views over Cradley to the Malvern Hills, ceiling light point, built in double wardrobe with hanging rails, two radiators.

## **MAIN BATHROOM 7'4" x 6'11" (2.24m x 2.13m)**

Front aspect double glazed window, ceiling light point, extractor, white suite comprising: panel bath with shower over and screen to side, wash hand basin with storage below, lit mirror and shave socket over, push flush WC, heated chrome towel rail, tiled floor.

## **GARAGE 19'4" x 10'7" (5.91m x 3.25m)**

Front aspect electric remote operated roller shutter door, power and light, courtesy door to rear garden, eaves storage.

## **GARDENS**

Front Garden - To the front of the property is a landscaped garden, mostly laid to lawn with a wide range of mature planting and shrubs. A paved path leads to the front door and continues to the side to give access to the drive and gated access to the rear garden. A block pave driveway provides parking and sits in front of the garage.

Rear Garden - To the rear of the property is a private, landscaped garden, accessed from the lounge diner. There is an initial patio with plenty of space for a table and chairs, for al fresco dining and entertaining, a path continues from the patio and around to the garage where there is a greenhouse attached with automatic roof vent. The remainder of the garden is laid to lawn with mature shrubs and planting to the border. To the rear of the garage and the to the side of it is a low maintenance stone chip area with space for storage and for drying clothes.

## **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. Continue around a right hand bend in the middle of the village, past the doctors surgery on the right and take the right into Fairlea Close where the property can be found on the right hand side, towards the head of the cul-de-sac. 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](mailto:malvern@allan-morris.co.uk)





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

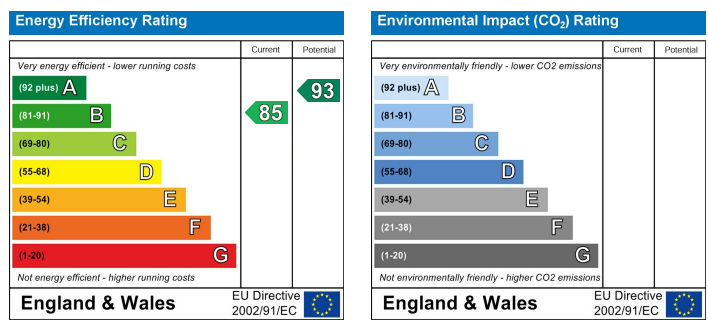
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars, but includes carpets, curtains, blinds and light fittings.

**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: F

**ENERGY PERFORMANCE RATINGS:** Current: B85 Potential: A93

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



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