Allan Morris
estate agents

**Sunnyside, Upper Westfield, Cradley, Malvern, Herefordshire, WR13 5LR**

MAYFAIR
OFFICE GROUP

# Upper Westfield, Malvern, WR13 5LR

A well presented bungalow with views of the Malvern Hills on the edge of the village of Cradley. Within a private plot and having been completely renovated including a new roof and offering unique, contemporary accommodation with vaulted ceilings enhancing the light and space.
Comprising:- reception hall with built in cupboards, lounge, kitchen with built in appliances, open to dining/sitting room, utility, bathroom, bedroom one with wide range of built in wardrobes, en-suite bathroom, bedroom two with en-suite shower room and bedroom three. The gardens lie to three sides with a double carport, ample parking plus space to park a caravan or motorhome, summerhouse/garden studio, storeroom and workshop. Enjoying views of the Malvern Hills from the front, lounge, dining kitchen and deck at the side.

Cradley is a thriving village, 5 miles from Malvern, with a doctors surgery and pharmacy, local shop, village school and church, and community activities. Worcester and Ledbury and the motorway links of the M5 and M50 are within a short drive.

Wood front door with opaque glazed inset windows opens to:

**RECEPTION HALL**
Skylight window, double door to coats cupboard, hatch to roof void, single door to further cupboard with fuse board, double radiator. Doors to:

**LOUNGE 14'7" to chimney x 11'9" (4.46m to chimney x 3.6m)**
Double glazed window to front, fireplace with living flame gas fire and double radiator, alcove shelving with lighting, coving to ceiling, double sliding glass doors to:

**KITCHEN DINING / SITTING ROOM 22'4" x 16'6" max (6.82m x 5.04m max )**
Fitted with a matching range of base and eye level units with worktop over, composite undermount sink with single drainer and stainless steel mixer tap, integrated fridge/freezer and dishwasher at easy access level, fitted electric fan assisted oven, built in five ring gas hob with extractor hood, built in microwave, double glazed window to front with view of the Hills, two skylights, wall mounted electric fireplace, contemporary radiators, two double glazed patio doors to deck.

**UTILITY 7'1" x 4'11" (2.17m x 1.52m)**
Fitted with a matching range of base and eye level units with worktop over, composite sink with drainer, stainless steel mixer tap and tiled splashbacks, plumbing for washing machine, double glazed door to garden, cupboard housing Worcester gas central heating boiler.

**BATHROOM**
Three piece suite comprising: bath with electric shower over, wash

basin with drawer under and close coupled WC, opaque double glazed window to rear, radiator, extractor fan, ceiling spotlight.

**BEDROOM TWO 8'3" x 11'11" (2.54m x 3.65m)**
Double glazed window to rear, radiator, dressing area with mirrored sliding doors to built in wardrobes, door to:

**ENSUITE SHOWER ROOM**
Corner shower enclosure with thermostatic shower, wash basin and WC, double opaque glazed window to rear, radiator, ceiling spotlight and extractor fan.

**BEDROOM ONE 13'9" x 13'7" (4.20m x 4.15m)**
Double glazed window to front, built in wardrobes to one wall with shelving and hanging, fitted dressing table with drawers, radiator, vaulted ceiling with skylight, further range of fitted wardrobes on approach to ensuite.

**ENSUITE BATHROOM**
Four piece suite comprising: contemporary bath with wall mounted tap, wash basin, large shower cubicle with fixed rainfall shower and adjustable shower, close coupled WC, opaque double glazed window to rear, radiator, ceiling spotlight.

**BEDROOM THREE 10'4" x 11'6" (3.17m x 3.53m)**
Double glazed window to front, radiator.

**OUTSIDE**
Initial CAR PORT (6m x 5m) having extra height suitable for a motorhome, with power, sensor lighting and door to garden. Block paved drive with five bar gate and pedestrian gate leading to block paved and gravel driveway to the front and side, parking suitable for caravan/motorhome, mature shrubbery to front, Built in lighting, power points and water to front and rear of the property. Deck with sensor lighting at side of kitchen/living room with views. Gardens surround property mainly laid to lawn with mature shrubs and trees including a damson, three eating apple trees, one cooking apple, plus a greengage. Within the garden there is a greenhouse and veg plot and a WORKSHOP 4.76m x 2.02m with front aspect double glazed window, light and power, work bench.

**SUMMER HOUSE/GARDEN STUDIO 16'4" x 10'5" (5m x 3.2m)**
Which is insulated, with power and light, side aspect window and patio doors to the front, adjoining STOREROOM 3.2M X 2.4M.

**ASKING PRICE**
£625,000

**DIRECTIONS**
From the office proceed out of Malvern along Cowleigh Road until meeting the T junction with the A4103, Worcester/ Hereford Road. Turn left and go past the Red Lion pub on the left. The next left is signposted Cradley. Turn here and go past the left turn into Chapel Lane and Upper Westfields is on the right hand side, with telegraph pole on the corner. Sunnyside is just up the lane on the left.

**FURTHER 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, 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: Herefordshire Council: 01432 260360; at the time of marketing the Council Tax Band is: F

EPC RATING: Current: D57 Potential: D68

## GROUND FLOOR

APPROX. 127.6 SQ. METRES (1373.3 SQ. FEET)

TOTAL AREA: APPROX. 127.6 SQ. METRES (1373.3 SQ. FEET)

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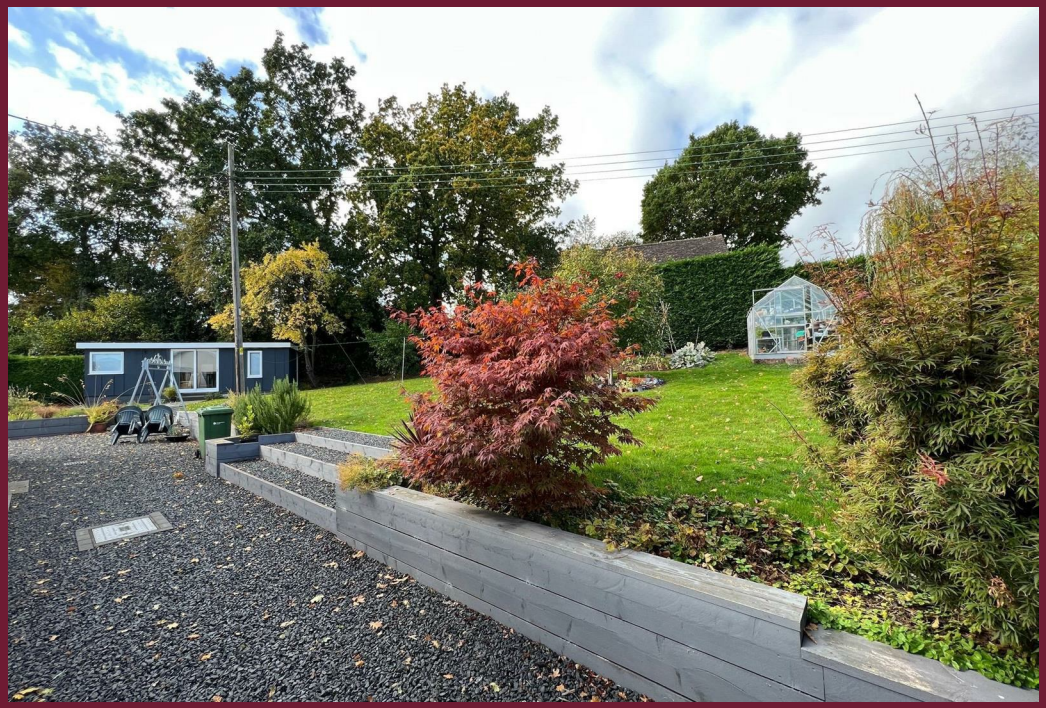
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