



## 16A Lower Howsell Road, Malvern, WR14 1EF

**£350,000**

Last one remaining of a pair of high specification, A rated energy efficient, new build bungalows, in a popular residential location in Malvern Link, a level walk to shops and amenities including a mainline railway station. Superb layout offering 900 square feet of contemporary style and high specification finish, with excellent energy efficiency features resulting in an A rated energy performance certificate. Comprising; reception hallway with built in coats cupboard, sitting room with contemporary fireplace, impressive open plan kitchen diner with built in appliances and doors opening to the landscaped garden, utility/cloakroom, two double bedrooms, large fully tiled bathroom with a four piece white suite, boarded and lined loft room with fixed loft ladder ideal for storage. The property has a driveway and parking to the fore with an electric vehicle charging point. and a landscaped rear garden with spacious patio and lawn. The property is energy efficient with gas fired combination boiler, double glazing, and 6Kw photovoltaic roof panels providing lower low running costs and has an insurance backed 10 year new building warranty. Modern, stylish, spacious and eco-friendly, this larger than average bungalow is not to be missed to appreciate the space and specification on offer, just a short walk to facilities. No onward chain.





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## ENTRANCE HALL

Access via a part double glazed front door, recessed ceiling down lighters, smoke alarm, access to roof space with drop down ladder to a lined storage space with light, space for coat rails, walk in coats cupboard with light, 'Tegola' elite naturals summer oak floor, doors to:

## SITTING ROOM 15'1" x 12'7" (4.62m x 3.86m)

Rear aspect double glazed window, dimmable recessed ceiling down lighters, feature contemporary electric living flame effect fire, radiator.

## KITCHEN/DINER 15'0" x 12'0" (4.59m x 3.68m)

Rear aspect double glazed sliding doors to rear garden patio, recessed ceiling downlighters, smoke alarm, fitted kitchen comprising of a matching range of floor and wall mounted pebble coloured units under a 'Unistone' light coloured quartz work surface with matching surround, single bowl sink with mixer tap over and drainage grooves to the side, under pelmet lighting, integral electric hob with stainless steel extractor over, integral oven, integral combination microwave and grill, integral fridge, integral freezer, integral dishwasher, space for dining table and chairs, radiator, continued 'Tegola' elite naturals summer oak flooring.

## UTILITY AND CLOAKROOM 8'1" x 5'3" (2.48m x 1.62m)

Recessed ceiling downlighters, range of fitted wall units to match the kitchen, stone effect worktop, space for washing machine, space for tumble dryer, wash hand basin with storage below, push flush WC, heated chrome towel rail, continued 'Tegola' flooring.

## BEDROOM ONE 14'0" x 12'0" (4.29m x 3.66m)

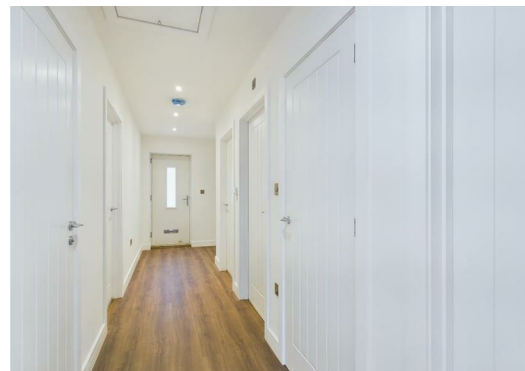
Front aspect double glazed window, dimmable recessed ceiling downlighters, radiator, high level socket for television.

## BEDROOM TWO 12'1" x 8'1" (3.69m x 2.47m)

Front aspect double glazed window, dimmable recessed ceiling downlighters, high level socket for television, radiator.

## BATHROOM 8'9" x 7'4" + door recess (2.69m x 2.24m + door recess)

Recessed ceiling downlighters, extractor, contemporary four piece white suite comprising: panel bath with Mira shower over, shower cubicle with rainfall and body showers, floating wash hand basin, push flush WC, heated chrome towel rail, lit mirror storage cabinet, fully tiled walls and floors.



### **LOFT STORAGE ROOM 10'11" x 9'9" (3.35m x 2.98m)**

Two ceiling light points, wall mounted Worcester gas fired combination boiler, lined and floored space, door to further loft space.

### **FRONT GARDEN**

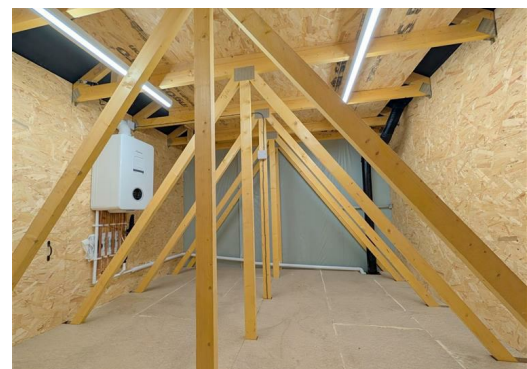
Access via a shared driveway from Lower Howsell Road, double wooden five bar gates open to a drive shared with 16b leads to parking for two cars with flower bed to side, a paved path leads to the front door and rear garden with a further stone space with flower borders to the side. EV car charger.

### **REAR GARDEN**

The path from the drive opens to a wide paved patio running the width of the property with plenty of space for a table and chairs for al fresco dining and entertaining that is accessible from the Kitchen/diner, beyond this is a level lawn with flower and shrub border to the rear and a specimen apple tree.

### **DIRECTIONS**

From the Malvern office of Allan Morris, proceed left in the direction of Malvern Link. Carry on past the Common and the railway station and through the parade of shops down to the traffic lights after the filling station on the left hand side. Turn left onto Lower Howsell Road, where the driveway can be found on the right hand side just before the Allan Morris 'For Sale' board. For further information or to book a viewing, please telephone 01684 561411.  
what3words - ///waters.lawyer.unwind





**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. Carpets are included.

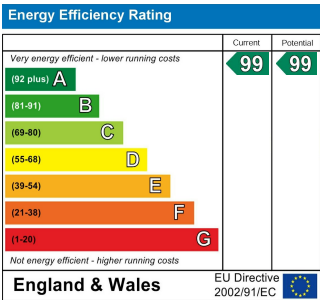
**SERVICES:** Mains gas, electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

**ENERGY PERFORMANCE RATINGS:** Current: A99 Potential: A99

EPC

Material Information Report



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