



2 Brookfield, Malvern Link, WR14 1DW

£425,000

An immaculate detached bungalow in a secluded position only a short distance from facilities in Malvern Link. The property offers well proportioned accommodation which comprises:- reception hall, fitted kitchen, side passage, dining room opening to sitting room which has dual aspect windows and patio doors to garden, large conservatory with an insulated roof, three double bedrooms and re-fitted shower room. There is an additional shower room off the rear hallway between the kitchen and the garage. The garden at the front has been mainly laid to driveway and gravelled off road parking area for 4-5 cars with an attached garage. The rear garden has been delightfully landscaped with mature borders, areas of lawn with flower beds and a series of seating areas, with a large patio area to the side ideal for outside dining and entertaining. A fine detached bungalow in a secluded position that must not be missed.



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CANOPY PORCH

uPVC front door with obscured glass, leading into:

ENTRANCE HALL

Radiator, loft access hatch, airing cupboard housing slatted shelving and radiator, door to:

DINING ROOM 11'10" x 9'10" (3.62m x 3.01m)

Side facing uPVC window, radiator, double doors open to sitting room, glazed door opens to:

KITCHEN 11'10" x 8'11" (3.62m x 2.73m)

Dual aspect side and front facing uPVC window, range of eye and base level units, roll top work surface with inset one and a half ceramic sink and drainer unit with a mixer tap, tiled splash back, space for gas cooker with extractor hood, space and plumbing for a washing machine and dishwasher, space for fridge freezer, tiled floor, built in cupboard housing 'Worcester' gas combi boiler.

SIDE PASSAGE

Front and rear uPVC doors, tiled floor, door to:

SHOWER ROOM 7'10" x 2'11" (2.40m x 0.90m)

Front facing obscure uPVC window, electric shower with walk in shower cubicle, low level WC, wash basin, tiled walls and floor, heated towel rail and extractor fan.

SITTING ROOM 11'10" x 15'10" (3.63m x 4.83m)

Dual aspect side facing uPVC window and double back door, full length windows and double doors, open to conservatory at the rear. Feature gas fire with marble surround and hearth, two radiators, two television points.

CONSERVATORY 10'3" x 12'1" (3.14m x 3.69m)

Low brick wall and uPVC conservatory with insulated roof for all rear round use, double doors open to side aspect but all windows overlook the beautiful gardens.

BEDROOM ONE 11'10" x 13'11" (3.63m x 4.26m)

Rear facing uPVC windows overlooking garden, extensive range of fitted bedroom furniture including wardrobes and bedside tables, radiator.

BEDROOM TWO 9'10" x 11'10" (3.02m x 3.62m)

Rear facing uPVC window, radiator.

BEDROOM THREE 8'10" x 9'10" (2.70m x 3.01m)

Front facing uPVC window, radiator, telephone and broadband connection point.

BATHROOM 7'11" x 6'2" (2.43m x 1.90m)

Front facing obscure uPVC window, large walk in shower, low level WC, wash basin with storage below, tiled floor, heated towel rail.

GARAGE 16'1" x 8'11" (4.92m x 2.74m)

Single garage with metal up and over door. Partial divided to a workshop, power and light, rear door to garden.



GARDEN

A main feature of this property is the rear garden, being delightfully landscaped and well stocked. Laid to a large patio seating area to the side of the sitting room and conservatory with flowering borders, the garden opens to the rear with a generous lawn with well stocked and mature shrub borders and young trees, additional seating vantage points and points of interest, with a view of the Malvern hills.

DIRECTIONS

From Great Malvern proceed along Graham Road in the direction of Malvern Link. Proceed to the traffic lights at the junction with the Worcester Road and turn right. Go into Malvern Link shopping area and turn left at the lights into Richmond Road. At the end turn right into Church Road and left at the end into Lower Howsell Road. Brookfield is the third on the right and No 2 is located in the left hand corner. For more details or to book a viewing, please call out Malvern office on 01684 561411

ASKING PRICE

£425,000





EPC

Material Information Report

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

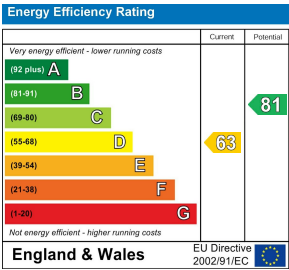
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES:, Mains 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: D

ENERGY PERFORMANCE RATINGS: Current: D63 Potential: B81

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270



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