

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A HIGHLY CONVENIENTLY POSITIONED AND IMMACULATELY PRESENTED DETACHED DORMER HOME OFFERING FLEXIBLE AND VERSATILE ACCOMMODATION SET OVER TWO FLOORS ALL BENEFITTING FROM DOUBLE GLAZING, GAS CENTRAL HEATING, AMPLE OFF ROAD PARKING AND WRAP AROUND GARDEN. EPC RATING "D"

Ravenscroft - Guide Price £580,000

20 Bellars Lane, Malvern, Worcestershire, WR14 2DN



Location & Description

The property enjoys a convenient position less than half a mile from the well served and busy centre of Barnards Green where there is a comprehensive range of amenities including shops, supermarket and takeaways. The cultural and historic town centre of Great Malvern is less than a mile distant. Here there is a wider choice of shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

The immediate area is particularly well served by local schools at primary and secondary levels in both the state and private sectors including The Chase, Malvern College and Malvern St James Girls' School. Transport communications are also excellent. There is a mainline railway station only about fifteen minutes away on foot and junction 7 of the M5 motorway at Worcester is just 8 miles.

The property is close to open countryside and Malvern Common is only a mile away. In addition to this the paths and bridleways that criss-cross the full range of the Malvern Hills are just five minutes by car.

Property Description

20 Bellars Lane is a wonderfully situated detached home within this highly convenient location on this popular road.

The property is set back behind a deep lawned foreground flanked by a laurel and wood fenced perimeter and fine westerly views are on offer to the Malvern Hills. A gravel driveway is generous in proportions allowing ample parking for vehicles and if required more could be created and it does give access to the garage with electrically operated up and over door. The driveway continues to the side of the property where the front door is positioned under a pitched tiled roof storm porch with wooden supports opening to the living accommodation is in excess of 1,400 square foot and benefits from double glazing and gas central heating. The accommodation is set over two floors and is accessed via the UPVC front door with obscured double glazed inset and matching side panel and opens through to:

Reception Hallway

Being a welcoming space having an open wooden balustraded staircase rising to first floor with useful understairs storage cupboard. Ceiling light point and radiator. Wood doors with glazed insets give access through to the dining living kitchen as well as sitting room (described later). A further entrance leads through to the inner hallway and a door opens through to

Guest Cloakroom

Fitted with a low level WC and vanity wash hand basin with mixer tap and cupboard under. Obscured double glazed window. Ceiling light point and wall mounted chrome heated towel rail.

Living Dining Kitchen 3.64m (11ft 9in) x 6.09m (19ft 8in)

A wonderful open plan space ideal for family living. The kitchen area is fitted with a range of Shaker style drawer and cupboard base units with chrome handles and a granite worktop over with matching wall units with underlighting. A breakfast bar return is a wonderful seating area for stools and has additional work surface and cupboard space. Set into the worktop is a one and a half bowl stainless steel sink unit with mixer tap and drainer and a double glazed window overlooking the rear garden. There is a range of integrated appliances including a four ring electric **HOB** with stainless steel splashback and **COOKER HOOD** over as well as an **OVEN**, **MICROWAVE**, **WINE COOLER**, **DISHWASHER**, **FRIDGE** and **FREEZER**. Matching granite splashbacks, inset ceiling spotlights, tiled floor flows through to the dining area with obscured double glazed window to front and double glazed double doors opening and overlooking the rear garden. Further inset ceiling spot light, radiator and useful laundry cupboard with space and connection point for washing machine, light point and double glazed window to side. There is further space for a tumble dryer over washing machine.





Sitting Room 6.14m (19ft 10in) x 3.90m (12ft 7in)

A wonderful dual aspect room enjoying double glazed window to side and double glazed double doors opening to the rear patio. Two ceiling light points. A focal point of this room is the living flame effect gas fire set into a feature fire surround and hearth with cupboards and shelving over to either side of the fireplace in recess with downlighters. Wall light point, radiator.

Inner Hallway

Downlighters and doors opening through to

Bedroom 2 3.85m (12ft 5in) x 3.38m (10ft 11in) maximum into wardrobes

Being a good sized double bedroom with double glazed window to side. A range of new Sharps fitted bedroom furniture to one wall incorporating two double wardrobes with hanging and shelf space with drawers set in between with cupboards over. Inset ceiling downlighters, radiator.

Bedroom 3 4.80m (15ft 6in) maximum x 2.89m (9ft 4in)

A further double bedroom with double glazed window, inset ceiling spotlights, radiator.

Bedroom 4 2.40m (7ft 9in) x 2.89m (9ft 4in)

A flexible space currently set up as the home office with double glazed window to side, radiator, downlighters, loft access point, pulldown ladder and being part boarded.

Bathroom

Fitted with a modern white suite consisting of a white low level WC, panelled bath with mixer tap and hand held shower fitment over which is the thermostatic controlled rainfall style shower. Vanity wash hand basin with mixer taps on to a granite worktop with drawers and shelf under. Floor and walls finished in complimentary tiling with a chrome wall mounted heated towel rail. Obscured double glazed window, shaver point, extractor fan and downlighters.



First Floor Landing

Light point, door to En-suite Shower Room (described later) and door opening through to

Master Bedroom 5.92m (19ft 1in) max into dormer windows 9'11 minimum x 4.85m (15ft 8in)

Having two double glazed dormer windows to either side of the room. Half vaulted ceiling with inset ceiling downlighters. Useful eaves storage and two double doored wardrobes with hanging space. Two radiators.

En-suite Shower Room

Fitted with a low level WC and vanity wash hand basin with mixer tap and cupboards and drawers under. Corner shower enclosure with thermostatic controlled shower over. Eaves storage. Walls and floor finished in complimentary tiling, chrome heated towel rail, inset ceiling spotlight and ceiling mounted extractor fan.

Outside

Directly outside the double glazed double doors leading out from the living dining kitchen and sitting room is the paved patio area making for a wonderful seating area and providing glimpses of the Malvern hills. Flanked by a lawn and shrub beds this a lovely secluded environment which continues to the right hand side of the property with ornamental pond. The lawn continues to the side of the property past a wooden arbour and where a large wooden shed is positioned. The garden is enclosed by a hedged and fenced perimeter and there is gated pedestrian access to front.



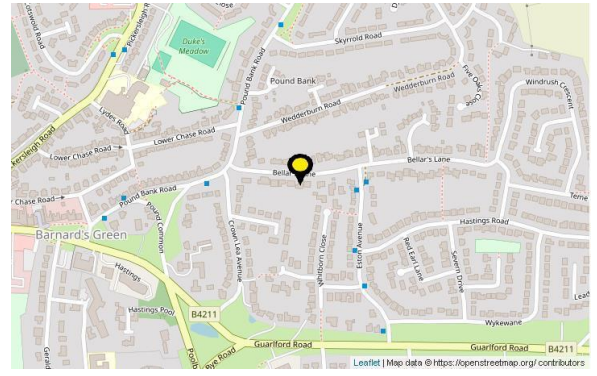
Garage 6.14m (19ft 10in) x 3.56m (11ft 6in)

Attached to the property and having an electric roller shutter door and double glazed window to side. Light and power being of generous proportions.



Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green passing Malvern St James Girls School and Sports Centre. Continue to a major island taking the third exit to the left passing through Barnards Green before taking the next turn left into Pound Bank Road. Follow this route downhill, turning right into Bellars Lane. The property can be found on the right hand side, just before the entrance to Eston Avenue.



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (63).



TOTAL FLOOR AREA - 1489 sq ft (138.3 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Memphis 02/20

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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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