

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DECEPTIVELY SPACIOUS AND EXTENDED DETACHED BUNGALOW SITUATED IN A HIGHLY CONVENIENT LOCATION OFFERING WELL PROPORTIONED ROOMS BENEFITTING FROM GAS CENTRAL HEATING, DOUBLE GLAZING AND ON A GENEROUS PLOT WITH OFF ROAD PARKING AND GARAGE. ENERGY RATING "E" NO CHAIN**

## Tanhouse Lane - Guide Price £450,000

110 Tanhouse Lane, Malvern, WR14 1LG

3 2 1



# 110 Tanhouse Lane

## Location & Description

Tanhouse Lane enjoys a convenient position only about half a mile from the well served centre of Malvern Link where there is a comprehensive range of amenities including shops and banks, Lidl and Co-operative supermarkets, two service stations and takeaways.

The wider facilities of Great Malvern are less than a mile distant. Here there are further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Educational needs are particularly well catered for as the property is well served by local schools at both primary and secondary levels. Transport communications are excellent. Malvern Link railway station is only about quarter of a mile away and Junction 7 of the M5 motorway at Worcester is about seven miles.

## Property Description

110 Tanhouse Lane is a wonderfully positioned detached property and is situated on a generous plot in a convenient location. The house is set back behind an easy to maintain foregarden that is laid to paving and gravel with beautifully planted beds, enclosed by a walled and fenced perimeter. To the right of the plot is a block paved driveway allowing for parking for a vehicle and having further additional parking on a paved area to the right. The driveway gives access to an attached garage.

Accessed via a wrought iron gate, set between brick pillars the paved pedestrian path leads through planted beds to the front door that opens to the accommodation which is in excess of 1400 sq.ft. The light and airy rooms are well presented and benefit from gas central heating and double glazing. The accommodation is flexible and it would ideally suit a number of different buyers.

The accommodation in more detail comprises:

### Entrance Porch

Being a welcoming space with two double glazed windows set either side of a double glazed UPVC front door. Ceiling light point, power and a tiled floor. An obscure double glazed UPVC door with matching window to side opens to

### Entrance Hall

A welcoming space in the hub of the house and from where many of the principal rooms are accessed. Stairs to first floor with useful understairs recess. Broom cupboard and double doored cloaks cupboard, radiator, light point and doors to

### Living Room

This is an L shaped room which is flooded with natural light through triple aspect windows. The first area comprises of

### Sitting Room 3.35m (10ft 10in) x 6.20m (20ft)

Double glazed windows to front, wall light points, two radiators, coving to ceiling. Electric fire set into a feature marble effect back and hearth. This space is open to

### Dining Area 3.85m (12ft 5in) x 2.73m (8ft 10in)

Conveniently situated adjacent to the kitchen this is a lovely space for entertaining. Double glazed window to side, radiator, coving to ceiling and wall light points. Door giving access to breakfast kitchen (described later). Double glazed bi-fold doors open to

### Garden Room 3.44m (11ft 1in) max narrowing to 4'11 x 5.66m (18ft 3in) max narrowing to 8'5 min

This is a lovely space flanked to three sides by double glazed windows incorporating double glazed patio doors to side and rear giving easy access to the lovely garden. The roof enjoys three roof lanterns adding to the natural light flooding this area. Two radiators, ceiling light point and wall light points. Door to utility room (described later) and tiled floor.

### Breakfast Kitchen 3.66m (11ft 10in) x 4.31m (13ft 11in)

Fitted with a modern range of white gloss fronted drawer and cupboard base units with chrome handles and roll edged worktop over as well as matching wall units. Set beneath the double glazed window looking into the conservatory and with views to the garden is a one and a half bowl ceramic sink with mixer tap, drainer and filter hot and tap for cold tap. Range of integrated appliances including a white four ring gas **HOB** with extractor over and eye level **DOUBLE OVEN**. Space and connection point for full height fridge freezer. A useful moveable breakfast bar island currently sits in the centre of the room. Ceiling light points, tiled splashbacks, radiator, door to entrance hall. Storage cupboard with shelving and radiator and obscure double glazed UPVC door giving access to





#### Utility Room 3.56m (11ft 6in) max x 2.48m (8ft)

Fitted with a range of base cupboards with roll edged worktop over and matching wall units incorporating corner shelving. One and a half bowl stainless steel sink unit with mixer tap and drainer. Double glazed window to side. Space and undercounter connection point for washing machine, fridge and further kitchen white good. Wall mounted boiler. Ceiling light point and obscure double glazed pedestrian door leading to the conservatory. Tiled floor flows through to

#### Cloakroom

Low level WC, ceiling light point, radiator, tiled splashbacks and obscured double glazed window.

#### Bedroom 1 3.28m (10ft 7in) x 4.59m (14ft 10in)

A lovely dual aspect double bedroom with double glazed windows to front and side. Ceiling light point, coving to ceiling, radiator and built in double wardrobe with hanging space and cupboard over.

#### Bedroom 2 4.34m (14ft) max x 2.92m (9ft 5in)

A further double bedroom with double glazed window to rear, ceiling light point, wall light point. Fitted drawer units and incorporating dressing table and shower enclosure with thermostatically controlled shower over and tiled splashbacks. Radiator.

#### Bedroom 3 2.89m (9ft 4in) x 2.92m (9ft 5in)

A further generous bedroom with double glazed window to side, ceiling light point, radiator. Fitted double wardrobe incorporating hanging space with cupboard over.

#### Shower Room

Fitted with a modern white suite of low level WC and vanity wash basin set into a range of cupboards and shelves with work surface space and mirrored cupboard over. Shower enclosure with thermostatically controlled rainfall style shower over. Tiled walls and floor. Obscure double glazed window to side. Wall mounted heated towel rail, wall mounted extractor fan, ceiling light point.

#### First Floor

#### Landing

Accessed via a flight of stairs from the entrance hall. Double glazed skylight to rear, radiator and door to store room (described later) and door to

#### Loft Space 3.51m (11ft 4in) x 6.20m (20ft)

A fantastic open storage space. Two double glazed skylights to rear. Ceiling light point, radiators.

#### Store Room

Currently set up as a shower room. Good storage space. Door to large eaves storage. Double glazed skylight to rear, radiator, ceiling light point, ceiling extractor fan. A door opens to

#### Store Room

A good size space ideal for storage with easy access.

#### Outside

One of the key selling points of this property is the generosity of the plot and to the rear there is a lovely garden with a paved patio area initially extending away from the property itself. A pedestrian path leads up to a **GREENHOUSE** past further paved areas with gravel insets and planted beds. The whole garden is enclosed by a fenced and hedged perimeter and there is pedestrian access to either side. The garden does benefit from outside light points, wooden **SHED** and a water tap.

Within the grounds of the property there is a detached brick built **WORKSHOP** 11' 5 x 8' 4 with pedestrian door, double glazed window, range of fitted drawer and cupboard units, light and power.

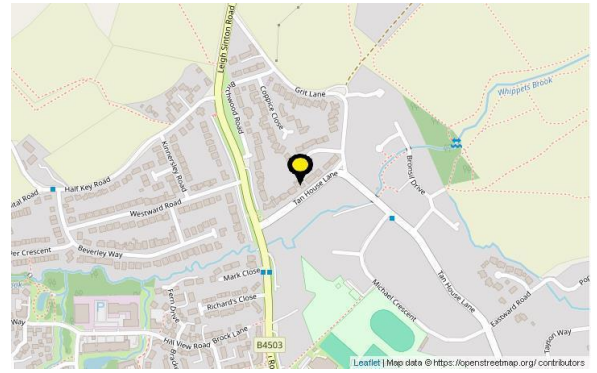
To the right of the property there is a further paved area with raised planted beds with with sensor light point and giving access to the side of the garage to the driveway.

#### Garage

Electrically operated door to front, double glazed window to side, light and power.

## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road for less than quarter of a mile to a set of traffic lights at Link Top. Turn left at these lights into Newtown Road following it sharply to the right towards Leigh Sinton. Continue along this route into Leigh Sinton Road for approximately half a mile and through a set of traffic lights before turning right into Tanhouse Lane. Follow this road around a right hand bend, passing Bronsil Drive on the left and the property will be found after a short distance on the right hand side as indicated by the agents For Sale board.



## Services

We have been advised that mains gas, electricity, water and drainage 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

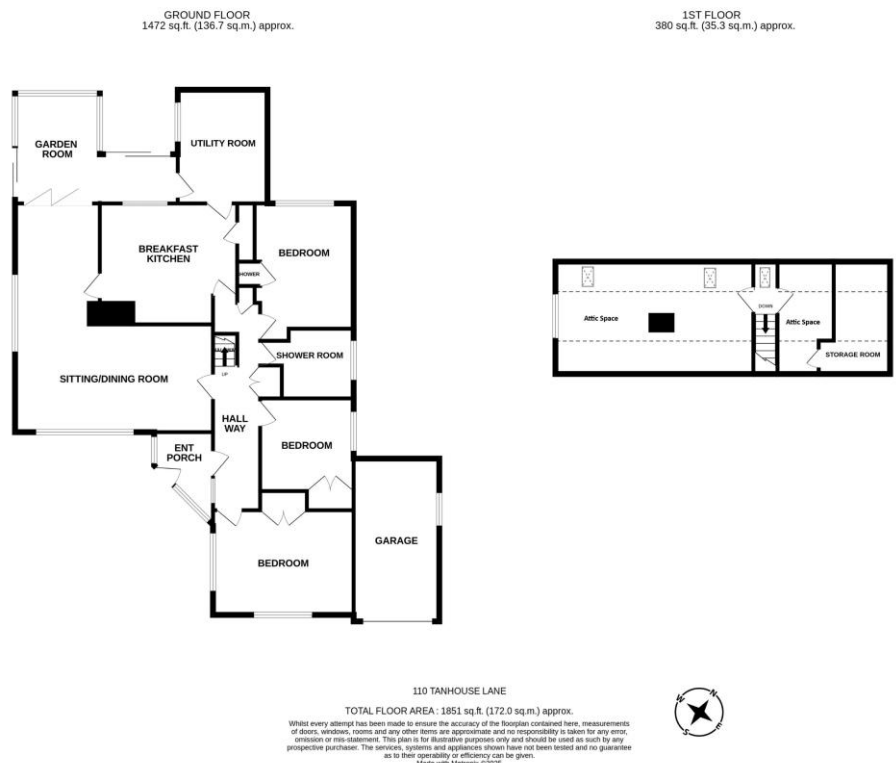
## Council Tax

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 E (48).



### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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.



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

