

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY APPOINTED DETACHED DORMER BUNGALOW OCCUPYING A GENEROUS CORNER PLOT POSITION IN THE SOUGHT AFTER VILLAGE OF CRADLEY OFFERING CONTEMPORARY TWO/THREE BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, FITTED BREAKFAST KITCHEN, TWO BATH/SHOWER ROOMS, AMPLE DRIVEWAY PARKING AND DELIGHTFUL GARDEN.

EPC D.

Leeside - Guide Price £440,000

Credenleigh, Cradley, Malvern, WR13 5NB

2 3 2



Leeside

Location & Description

Leeside enjoys a quiet setting close to the centre of popular village of Cradley on the Herefordshire Worcestershire border. The village itself has a butchers/local store, doctor's surgery, dispensary, community club and primary school. Cradley is conveniently place for fast access to the major centres of Malvern, Ledbury and cities of Worcester and Hereford.

Transport communications are excellent with junction 7 of the M5 motorway just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. There are mainline railway stations in nearby Malvern and Colwall offering direct links to Worcester, Birmingham, London, Hereford and South Wales.

Cradley itself lies in the heart of unspoilt rolling countryside so this is the perfect spot for those who enjoy outdoor pursuits including walking or riding.

Property Description

Originally built in the 1960's, Leeside is a beautifully positioned detached bungalow situated in a quiet cul-de-sac location within a popular village. The property offers generously proportioned accommodation, which has recently undergone an impressive scheme of updating, and now boasts contemporary fixtures and fittings throughout. Steps have been taken to improve the energy efficiency of the property, including the installation of solar panels with a battery, which contribute towards the running costs. There is a warmth that greets you as soon as you open the front door, which is a testament to the vendors in creating a loving home.

The accommodation benefits from gas fired central heating and is double glazed throughout. Flooded with natural light, it is arranged on the ground floor with an entrance hall, spacious living room which opens into a dining room with an adjoining garden room, fitted kitchen with a breakfast bar, primary bedroom with en suite shower room, further double bedroom and a large bathroom. From the dining room, a solid oak staircase with glass balustrade leads to a further room, currently used as an occasional bedroom and an office. From here there are wonderful views towards the Malvern Hills.

Outside, Leeside boasts a generous driveway with ample parking and access to a single **GARAGE**. The attractive, south/south-westerly facing garden wraps around the property on three sides and is ideal for enjoying the morning, afternoon and evening sun, complete with a pergola adorned with a climbing rose, perfect for summer barbecues and a separate patio area offering a more private spot to relax.

The accommodation with approximate dimensions is as follows:

Entrance Hall L shaped and offering a loft access point. Recessed spotlights, radiator. Airing cupboard housing the wall mounted Worcester boiler. House Alarm and wall mounted thermostat control point and door to

L Shaped Living Room Positioned to the front of the bungalow, flooded with natural light, and divided into two main areas comprising of

Sitting Room 3.51m (11ft 4in) x 4.28m (13ft 10in) Double glazed window to front. Recessed spotlights, radiator. Contemporary electric living flame fire. TV point. Feature arch to

Dining Room 6.25m (20ft 2in) x 3.69m (11ft 11in) Being a dual aspect room flooded with natural light via the double glazed windows to front and rear. Double glazed double doors open to the conservatory (described later). Recessed spotlights, radiator and stairs to study/occasional bedroom 3. Feature archway to

Breakfast Room 2.58m (8ft 4in) x 4.06m (13ft 1in) Being open to the kitchen area with inset ceiling spotlights, radiator and door to entrance hall.

Kitchen 3.38m (10ft 11in) x 3.13m (10ft 1in) Fitted with a modern range of shaker style drawer and cupboard base units with granite worktop,





splashbacks over and LED plinth lighting. Range of integrated appliances including an **INDUCTION HOB** with extractor over, eye level Bosch **DOUBLE OVEN** and a **WINE COOLER**. Space and connection point for washing machine, dishwasher and further kitchen white goods including a full height fridge freezer. The worktop and cupboards continue into the breakfast area giving additional storage and workspace. Two double glazed windows look out over the rear garden with a further double glazed UPVC pedestrian door and window to the side patio. Inset ceiling spotlights, one and a half bowl stainless steel sink with mixer tap and drainer. Karndean flooring.

Garden Room 3.95m (12ft 9in) x 4.26m (13ft 9in) Enjoying a bank of double glazed windows to three sides and double glazed double doors opening to the patio. This is splendid room overlooking the landscaped garden. It has a tiled floor, ceiling fan and inset ceiling light points and power points.

Bedroom 1 3.35m (10ft 10in) x 4.00m (12ft 11in) French doors opening onto patio area, recessed spotlights, coving to ceiling and radiator. Comprehensive range of fitted wardrobes. Folding door opens through to

En Suite Shower Room Low level WC, vanity wash hand basin with mixer tap and cupboard under. Corner shower unit with electric Mira sport shower over. Inset ceiling light point incorporating extractor fan. Wall mounted heated towel rail. Opaque double glazed window to rear, mirror over sink with downlighters. Wall mounted shaver point.

Bedroom 2 3.38m (10ft 11in) x 4.00m (12ft 11in) Flooded with natural light with a double glazed window to front, recessed spotlights and radiator.

Bathroom Opaque double glazed window to rear. Suite of low level WC, twin vanity wash hand basins with cupboards under and mirrors over, corner bath with electric Mira shower over and shower screen. Tiled walls, radiator with towel rail, recessed spotlights and ceiling mounted extractor fan.

FIRST FLOOR

Study/Occasional Bedroom 3 2.84m (9ft 2in) x 3.66m (11ft 10in)

Accessed via an impressive oak staircase with glass balustrades rising from the living room. Double glazed window to side, double glazed Velux skylight to front enjoying far reaching views towards the Malvern Hills. Eaves storage. A flexible and versatile space.

Outside Leeseide is approached by wooden vehicular gates leading to a large gravelled driveway providing ample parking with turning space.

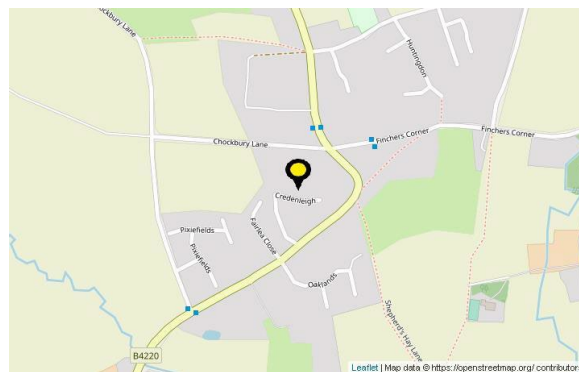
The garden wraps around the property to three sides and offers a generous area. To the front of the property there is a lawned area planted with specimen trees, including a magnificent red acer, which is enclosed by a hedged and fenced perimeter. To the side of the driveway a decked area with wooden Gazebo covered with beautiful rose sits looking over an ornamental pond. This area has an outside power point and is a lovely place to enjoy the tranquil setting. The raised block paved patio area continues around to the side of the property where double doors lead out from the garden room. There is a further lawned area with wooden **SUMMER HOUSE** and planted rockery with water feature. A paved path continues to the rear of the property past further raised planted beds to the main lawn which is enclosed by a hedged perimeter and having a wooden **SHED** (with power connected) and a **GREENHOUSE**. There is a new decked terrace, which the French doors from the master bedroom open out onto. The garden further benefits from outside light points and a water tap. From aspects of the garden wonderful views are on offer to the Malvern Hills and British Camp from the front aspect.

Workshop 5.66m (18ft 3in) x 3.10m (10ft) Light and power. Double doors to front and glazed windows to side. There is a hardstanding in front of this workshop that leads to the rear of the garage (described later) where there is a further up and over door.

Garage 4.78m (15ft 5in) x 2.40m (7ft 9in) Up and over door to front, light and power. Glazed window to side. To the rear of the garage is a further up and over door leading to the hardstanding to the workshop allowing for easy access.



Directions From Great Malvern proceed north along the A449 Worcester Road. After a quarter of a mile take the first turning to the left signed West Malvern and Bromyard into North Malvern Road proceeding uphill for a short distance before forking right onto Cowleigh Road. Leave the town limits proceeding through Cowleigh Woods for approximately one mile before coming to a T junction with the A4103 (Hereford to Worcester road). Turn left towards Hereford proceeding for just under a mile where just before the road rises and splits into three lanes turn left towards Bosbury into Cradley village. Continue through the village. You will come to a very sharp right hand bend. Proceed round this bend where after a short distance you will see the turn to Credenleigh on your right hand side. Turn right into the cul-de-sac after which the property will be found on the left hand side of the road.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. There are solar panels connected. 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 infer 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

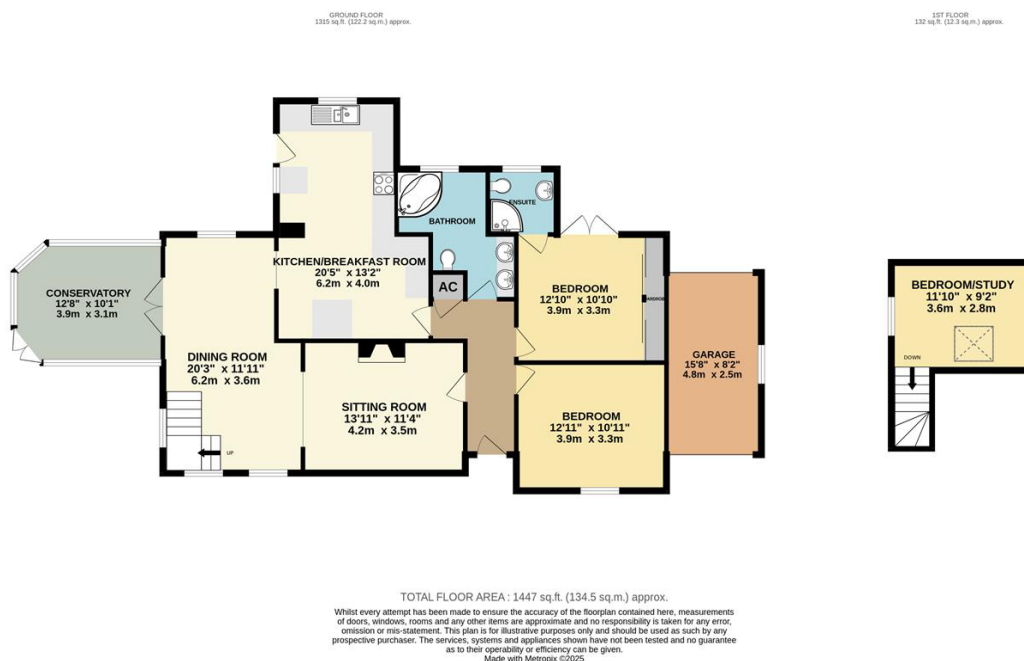
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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 formerly 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 by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is D (67). Solar panels and a battery have been installed since the EPC was created, which should now make an improvement.



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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.

