

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY RENOVATED AND WELL PRESENTED DETACHED DORMER BUNGALOW OFFERING FOUR BEDROOMS, LARGE OPEN PLAN LIVING ACCOMMODATION AND IMPRESSIVE INSULATED OUTDOOR GYM/OFFICE. SET WITHIN A SEMI-RURAL SETTING CLOSE TO LOCAL AMENITIES. STUNNING REAR GARDEN AND OFF-ROAD PARKING. EPC RATING 'D'.

Stocks Lane - Guide Price £558,000

11 Stocks Lane, Malvern, Worcestershire, WR13 5AZ



11 Stocks Lane

Location & Description

11 Stocks Lane enjoys a convenient position less than a mile from the outskirts of the well served centre of Malvern Link and from the main local retail park (which includes M&S, Boots, Morrisons, Next and many other well known stores). The wider facilities of Great Malvern are just over a mile away. Here there is a comprehensive choice of shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There is a mainline railway station less than a mile away in Malvern Link and junction 7 of the M5 motorway at Worcester is only about 6 miles. The property is also within the catchment area of a number of highly regarded primary and secondary schools in both the state and private sectors.

Located as it is on the outskirts of town open countryside is only a short walk away and the rear boundary borders pasture land. The Malvern Hills are less than 2 miles distant.

Property Description

This deceptively spacious, detached and extended dormer bungalow has been lovingly refurbished throughout to create a modern and stylish home in a most desirable semi-rural location on the edge of Malvern. The property comprises; entrance hallway, generous open plan living/dining room, breakfast kitchen, utility, two downstairs double bedrooms, shower room, cellar, first floor landing, two bedrooms one with dressing rooms, air conditioning and a ensuite shower room.

Outside, the property has a gravel driveway providing parking for several cars and to the rear of the property there is a large flat and landscaped garden with mature fruit trees, vegetable garden and lovely patio perfect for entertaining. The property further benefits a large outdoor cabin with power and lighting which has been partially insulated to provide a home gym or office with portioning at the front to create a large shed.

Entrance Porch

Half height walls, double glazed windows to all sides, radiator, wood effect Karndean flooring, ceiling light fitting UPVC door to

Entrance Hall

Wood effect Karndean flooring, three pendant light fittings, radiator, stairs to the first floor, door to bedroom 2, living room and utility and door to:

Bedroom 3 3.30m (10ft 8in) x 3.13m (10ft 1in)

Wood effect Karndean flooring, radiator, ceiling light fitting, BT socket, double glazed window to front aspect.

Bedroom 2 3.90m (12ft 7in) x 3.13m (10ft 1in)

Wood effect Karndean flooring, radiator, ceiling light fitting, range of built in wardrobes, double glazed window to front.

Ground Floor Bathroom 2.92m (9ft 5in) x 1.60m (5ft 2in) min

Wood effect Karndean flooring, heated towel rail, low level WC, wash hand basin, bath, walk in shower unit with mains powered shower, Kair heat recovery ventilation unit, door to:

Basement 4.44m (14ft 4in) x 3.13m (10ft 1in) max

useful storage, light

Open Plan Dining/Living Room 5.35m (17ft 3in) x 4.75m (15ft 4in)

Wood effect Karndean flooring, two radiators, 2 pendant light fittings, double glazed window and sliding double glazed patio door to garden, three wall lights, glass doors to kitchen and opening to:





Snug Sitting Room 4.06m (13ft 1in) x 3.90m (12ft 7in)

Wood effect Karndean flooring, radiator, wood burner with tiled hearth and wooden mantel, built in storage cupboard, velux roof light, TV point.

Kitchen 5.06m (16ft 4in) x 4.37m (14ft 1in)

Wood effect Karndean flooring, inset ceiling spot lights, dual aspect double glazed windows, UPVC stable style door to garden. Range of base and eye level units with marble work surface over, built in AEG **DISHWASHER**, space for American style fridge freezer, inset stainless steel sink with mixer tap. Central island with further base units and breakfast bar, NEFF four ring induction **HOB** with electric AEG **OVEN** below and extractor over.

Utility 2.99m (9ft 8in) x 2.09m (6ft 9in)

Wood effect Karndean flooring, base units with work surface over, stainless steel sink and mixer tap, space and plumbing for washing machine, space for dryer, wall mounted combination boiler, radiator, UPVC door to garden, full height storage cupboards, extractor fan, door to entrance hall.

Landing

Wood effect Karndean flooring, Velux ceiling window, door to storage cupboard and main bedroom suite (described later) with further door to :

Bedroom 4 3.51m (11ft 4in) x 3.13m (10ft 1in)

Wood effect Karndean flooring, pendant light fitting, radiator, double glazed window to front aspect.

Bedroom 1 Suite

Split into three areas:

Dressing Room 11ft 4inches x 10ft 1 inch (max)

Wood effect Karndean flooring, two velux windows, radiator, built in wardrobes, pendant light fitting, opening to:

Bedroom 15ft 7inches x 11ft 4 inches

Wood effect Karndean flooring, ceiling light fitting, velux window, double glazed window, air conditioning unit radiator, door to:

Dressing Area:

Wood effect Karndean flooring, ceiling spot lights, velux window, built in wardrobes with mirrored sliding doors, door to:

Ensuite Shower Room

Wood effect Karndean flooring, Velux window, ceiling spot lights, Kair heat recovery ventilation unit, heated towel rail, low level WC, wash hand basin with vanity unit below and marble tiled splash back, large walk in shower unit with dual shower head and marble tiles.

Outside

To the rear of the property there is a private, landscaped and beautifully maintained rear garden, initial patio terrace perfect for catching some summer sun, the rest of garden is laid mainly to lawn with well-stocked flowering borders, shrubs and fruit trees, a path extends to the large outhouse that has been cleverly split into two area: **SHED** - 3.7m x 3.4m

Light and power, double glazed window to garden.

GYM/OFFICE 3.7m x 3.3m

Partially insulated, light and power, double glazed windows to garden.

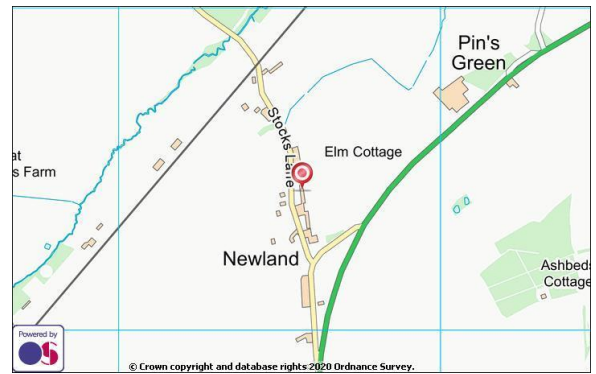
To the bottom end of the garden is a **GREENHOUSE, SHED**, soft fruit bushes, private enclosed section to the rear with seat, enclosed by conifer hedge to the rear boundary and raised vegetable beds. A truly splendid garden with a variety of uses suited to all.

Electric points to the front and rear outside tap to the side



Directions

From the Agents Office along with Worcester Road and through the link top traffic lights proceed down the hill and turn left at the traffic lights. Follow the Worcester Road straight down though Malvern Link until you reach the last large roundabout. Go straight across at the large roundabout and take the first left off the Worcester Road, go past the Swan Inn on your left hand side and take the next left onto Stocks Lane where number 11 can then be found on the right hand side after approx. 200 yards. Please park on the driveway.



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 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

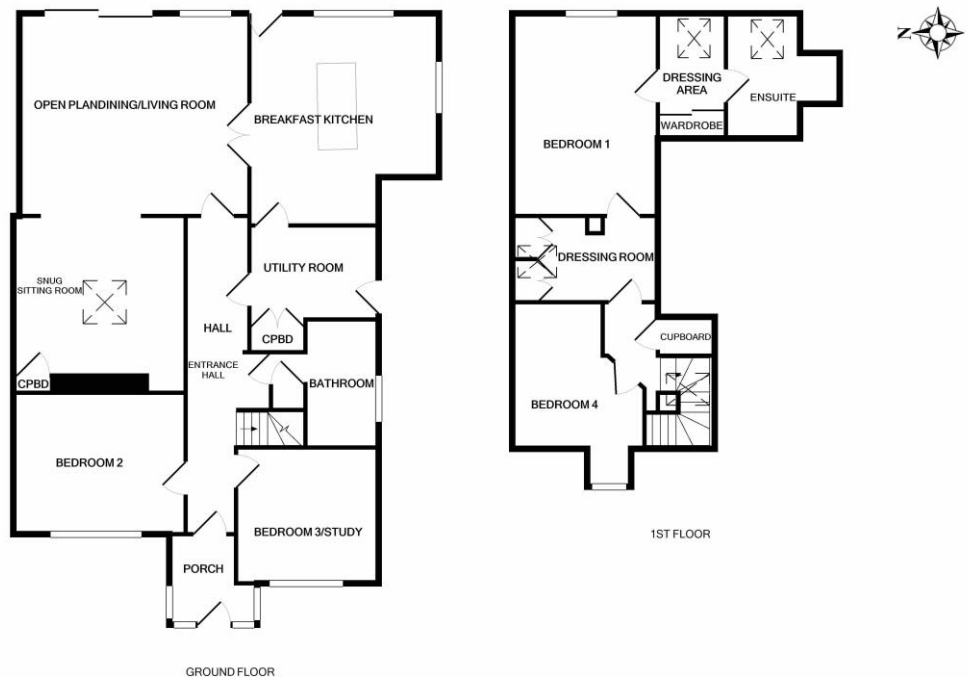
Council Tax

COUNCIL TAX BAND "E".
Review Pending.

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 (55).



11 STOCKS LANE
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.
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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.



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