

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



148 Brookfarm Drive, WR14 3SJ

Guide Price **£325,000**

A spacious and well-presented two-bedroom extended bungalow, quietly positioned on this popular residential estate, enjoying attractive gardens, ample parking, garage and far-reaching views towards the Malvern Hills. EPC - C

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

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Situated in a quiet position on the edge of this popular residential estate, this well-presented two-bedroom extended bungalow offers particularly well-proportioned accommodation, with the benefit of a spacious entrance hall, two generous double bedrooms and a comfortable sitting room. The extended dining kitchen provides an excellent everyday living and entertaining space, with a contemporary range of fitted units and integrated appliances, whilst the refitted family shower room completes the accommodation. The property has been thoughtfully maintained and benefits from gas central heating, double glazing and a number of useful storage facilities.

Outside, the property enjoys attractive and well-established gardens, with the rear garden incorporating paved seating areas, an electric retractable awning and attractive views across towards the Malvern Hills. The front garden is terraced and planted with a variety of established roses, shrubs and plants, whilst a tandem block-paved driveway provides parking for several vehicles and leads to the garage, which benefits from power, lighting and an electric canopy door. The property offers a peaceful setting whilst remaining well placed for the amenities and attractions of Malvern and the surrounding countryside.

Situated in a convenient location close to the amenities of Barnards Green which offers a bustling shopping precinct that offers a range of independent shops, Co-op supermarket, eateries, takeaways and community facilities. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern or the retail park off Townsend Way that offers a number of High Street names including Marks and Spencer, Boots and Morrisons to name a few.

Transport communications are excellent with a mainline railway station at Great Malvern which offers direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just south of Worcester brings The Midlands. South West and South Wales into an easy commute. There is a bus stop opposite the property.

Educational needs are well catered for at primary and secondary levels in both the state and private sectors.





Entrance Hall - An obscure glazed door opens into a spacious entrance hall with ceiling light point, radiator and fitted carpet. Doors lead to all principal rooms, together with a generous double airing cupboard with radiator and useful slatted shelving.

Sitting Room - A well-proportioned reception room with large front-facing window and fitted blind, with radiator beneath. Attractive gas fireplace with stone hearth and surround, flanked by recessed display/storage areas. Fitted carpet, ceiling light point, television point and two wall light points.

Kitchen Dining Room - A particularly spacious and extended dining kitchen, fitted with a contemporary range of wall and base units incorporating marble-effect laminate work surfaces and inset stainless steel one-and-a-half bowl sink with drainer and chrome mixer tap.

Integrated appliances include a four-ring gas hob with tiled splashback, Bosch dishwasher, and two wall-mounted Bosch electric fan ovens. A wall-mounted Bosch combination boiler and double storage cupboard with shelving provide useful additional storage.

Wood-effect laminate flooring flows through to the dining area, where fitted sliding doors with blinds open onto the rear garden. Further features include radiator, two wall light points and ceiling light point. An obscure glazed side door leads to the:

Rear Porch -With wall light, fitted shelving and attractive flagstone flooring. Door providing access to the rear garden.

Bedroom 1 - A spacious dual-aspect double bedroom with front and side-facing obscure glazed windows, both fitted with blinds. Wood-effect laminate flooring, fitted double wardrobes with sliding doors, radiator, television point and fuse board.



Bedroom 2 - A further generous double bedroom with large rear-facing window and fitted blind. Wall-length fitted wardrobe with sliding doors, wood-effect laminate flooring, radiator and ceiling light point.

Family Shower Room - The refitted family shower room comprises a generous double walk-in shower with mains-fed overhead chrome power shower, low-level WC and vanity wash hand basin with chrome mixer tap and useful storage beneath. Half-tiled walls, wood-effect laminate flooring, chrome heated towel rail and obscure side-facing window with fitted blind. Two recessed ceiling spotlights.

Outside and Garden - The property benefits from attractive and thoughtfully arranged gardens to both front and rear.

To the rear is a paved pathway and patio, with the principal seating area enjoying the benefit of an electric retractable awning. The garden takes full advantage of attractive views across towards the Malvern Hills. A low-maintenance gravelled area, together with a brick pathway, leads to the side entrance of the garage.

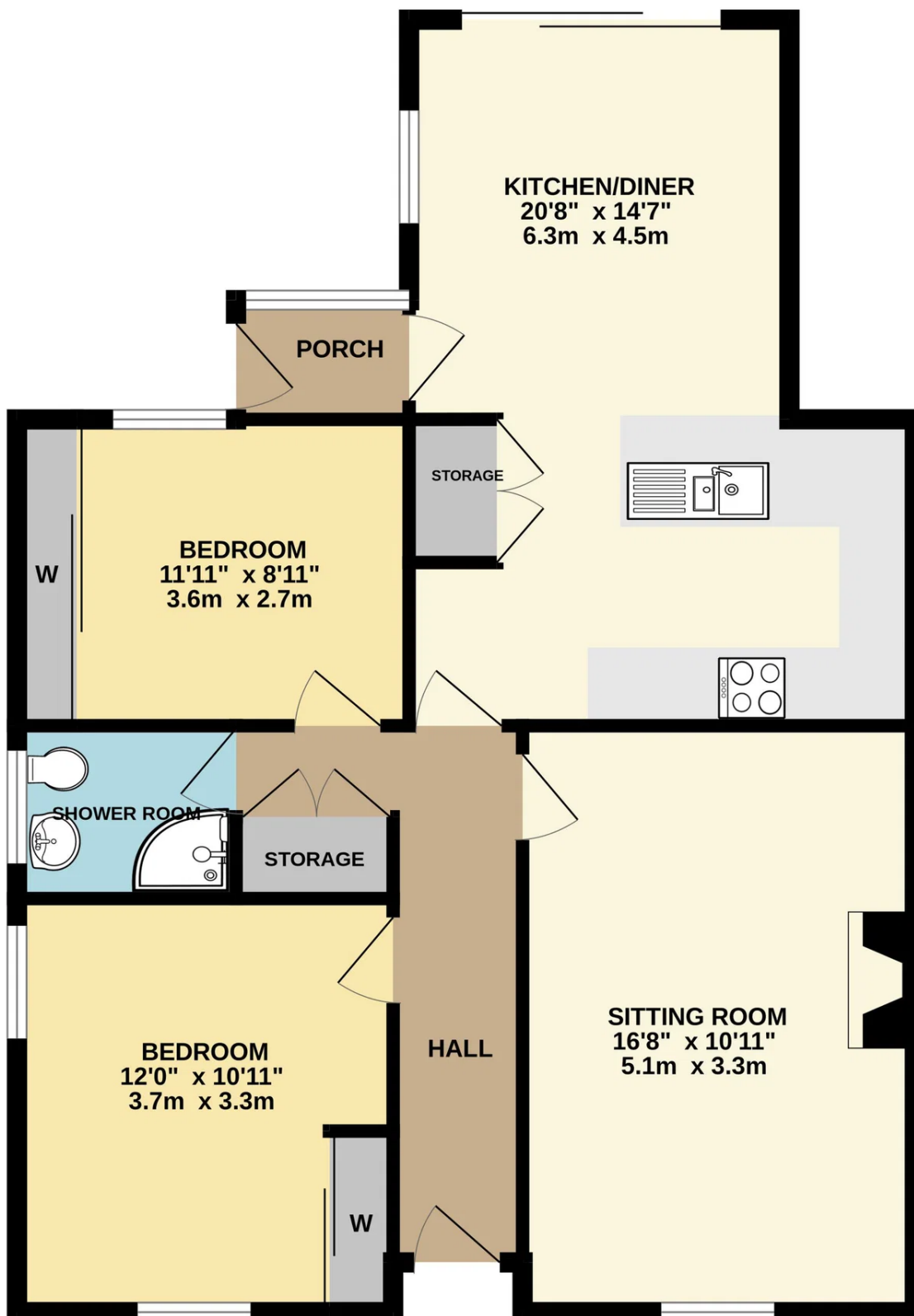
Steps rise to a further paved terrace, bordered by established and interesting planting. A gate provides access to a useful bin store and potting shed. Outside water tap. A side gate gives access to a tandem, block-paved driveway providing parking for several vehicles and leading to the garage.

To the front is an attractive, well-maintained terraced garden, featuring a variety of established roses, plants and shrubs. A block-paved pathway leads to the storm porch, with overhead light.

Garage - The garage benefits from power and lighting, together with an electrically operated canopy door.



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

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

Council Tax - COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate - The EPC rating for this property is C (71)

Directions - From the Malvern office turn immediately right onto Worcester Rd before taking the left hand turning onto Church Street. Continue on the road until reaching the Barnards Green Roundabout. Take the third exit onto Barnards Green Road passing Geraldine Road on the right hand side. Take the next right onto Poolbrook Road and continue. Shortly, head down the left hand turning onto Watkins Way. At the end of the road is a T-Junction. Turn right onto Brookfarm Drive and continue along almost to the end of the road, where the property is located on the right hand side.