Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

8 Fraser Close, Malvern, WR14 3QG

£489,950

Beautifully appointed, fully refurbished and immaculately finished, this bungalow is situated in a quiet cul-de-sac on the outskirts of Barnards Green, Malvern. Having undergone a comprehensive renovation throughout, the property offers well-presented accommodation comprising an entrance hall with a storage cupboard, an open-plan kitchen/dining room with fully integrated appliances and access to the rear garden, a separate utility room and a sitting room with doors opening onto the garden. An inner hallway leads to three bedrooms, comprising two double bedrooms and a generous single bedroom. The principal bedroom benefits from a concealed doorway leading to a delightful en-suite shower room. A separate family bathroom completes the accommodation. Externally, the property benefits from a driveway providing parking for two to three vehicles, a garage with an additional workshop/potting shed to the rear, and a private, beautifully landscaped rear garden. The garden features a patio seating area, mature shrubs, flowering borders, additional seating areas and a lawn. An early viewing is highly recommended to appreciate the quality of the refurbishment, the accommodation on offer and the property's attractive location.

www.allan-morris.co.uk
malvern@allan-morris.co.uk

naea | propertymark
PROTECTED

MAYFAIR
OFFICE GROUP

8, Fraser Close, Malvern, WR14 3QG

ENTRANCE HALL
A composite front door opens into the entrance hall, which benefits from a large cloak cupboard. The hall provides access to the open-plan kitchen/dining room and the remainder of the accommodation.

OPEN PLAN KITCHEN/DINING ROOM
Featuring full-height glazed doors and windows opening onto the rear garden, this spacious area benefits from wood-effect flooring, a radiator and access to the sitting room. The kitchen area is fitted with a contemporary range of units and integrated appliances.

KITCHEN AREA
Positioned to the rear of the property, the kitchen features a uPVC double-glazed window overlooking the garden. The contemporary fitted kitchen comprises quartz work surfaces, an inset sink with mixer tap, an integrated electric oven and induction hob with concealed extractor hood, an integrated dishwasher and refrigerator, and additional storage. Further features include wood-effect flooring, recessed spotlights and feature pendant lighting. A door leads to the utility room.

UTILITY ROOM
Positioned to the rear of the property, the utility room features a uPVC double-glazed window overlooking the garden. There is an additional work surface, an integrated freezer beneath, space and plumbing for a washing machine and tumble dryer, and further storage.

SITTING ROOM
The sitting room enjoys a rear aspect, with full-height windows and doors opening onto the rear garden. Features include a fireplace with a wooden mantel, a slate hearth and an inset electric wood-burning-effect fire. Wood-effect flooring, a radiator and a television point complete the room.

INNER HALLWAY
The inner hallway provides access to all three bedrooms and the family bathroom. Further features include a loft access hatch and a large storage/airing cupboard housing the gas-fired combination boiler.

BEDROOM ONE
The principal bedroom benefits from a front-facing window, a wall-mounted air-conditioning unit and a range of fitted wardrobes with hanging rails and storage shelving. Concealed double doors provide access to the en-suite shower room.

ENSUITE SHOWER ROOM
The en-suite features a side-facing, obscure-glazed uPVC double-glazed window, a large recessed shower enclosure with a glass door, decorative tiled surrounds and a contemporary shower with a mixer control and overhead rainfall showerhead. Further features include a vanity unit with an inset washbasin and storage beneath, a WC, decorative tiled flooring, a tall heated towel rail, an extractor fan and recessed spotlights.

BEDROOM TWO
A front-facing bedroom with a uPVC double-glazed window overlooking the front of the property. Additional features include an air-conditioning unit and ceiling light point.

BEDROOM THREE
A front-facing bedroom featuring a uPVC double-glazed window overlooking the front of the property, a radiator and a broadband/internet connection point.

FAMILY BATHROOM
The family bathroom features a side-facing, high-level obscure-glazed uPVC window, a bath with an electric power shower over and a glass shower screen. There is also a vanity unit with an inset washbasin and storage beneath, a WC, a heated towel rail, ceramic tile wood-effect flooring, an extractor fan and recessed spotlights.

FRONT GARDEN AND DRIVEWAY
The front garden is enclosed by a low brick wall and features flowering shrub borders. The driveway leads to the garage, with parking for one vehicle and additional parking available on a gravelled area to the front of the property. Rear access and exterior lighting are also provided.

GARAGE AND WORKSHOP/POTTING SHED
The garage is fitted with a metal up-and-over door and benefits from power and lighting, together with the utility meters. An internal door leads to the workshop/potting shed at the rear, which features a rear-facing double-glazed window overlooking the garden, power and lighting. There may be potential to add an external door, subject to the necessary permissions and requirements.

REAR GARDEN
The enclosed south facing rear garden benefits from mature shrubs and established planting, providing a good degree of privacy with views of the Malvern Hills. A paved patio seating area extends across the rear of the property, with a pathway leading to an additional raised seating area in the far-right corner. Further features include planted borders, a lawn, exterior lighting and an outside tap.

DIRECTIONS
From the Allan Morris office in Great Malvern proceed down Church Street and go straight across at the traffic lights. Turn right onto Avenue Road and first right into Priory Road. At the fork in the road, bear left onto Woodshears Road and proceed past Malvern College on the right to the junction with Court Road. Turn right and proceed along St Andrews Road, where Fraser Close can be found on the left hand side, with the property at the end of the cul-de-sac on the right hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk

what3words
///silk.volume.gift

ASKING PRICE
£489,950

Allan Morris estate agents
naea | propertymark PROTECTED
MAYFAIR OFFICE.CO.UK

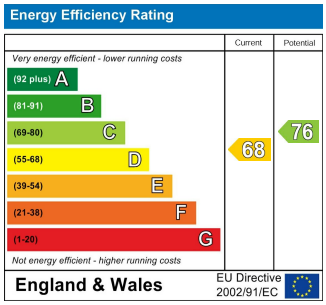
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
(iv) Rents quoted in these particulars may be subject to VAT in addition, and
(v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark
PROTECTED