Allan Morris
estate agents

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



24 Bosbury Road, Malvern, WR14 1TR

£389,500

A beautifully presented and intelligently extended three bedroomed house with generous parking and garden. In brief, the accomodation comprises: hallway, guest WC/utility, living room, sitting room/snug, large dining kitchen, master bedroom suite with en suite shower room and home office, family bathroom. Externally, the rear garden is essentially laid to lawn with a covered pizza oven/barbecue area, pathways, seating areas, good sized shed and fully enclosed. The frontage has Herefordshire stone driveway offering parking for several vehicles. We strongly recommend internal viewing to appreciate all that has been done to create this lovely home.







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MAYFAIR OFFICE GROUP

24, Bosbury Road, Malvern, Worcestershire, WR14 1TR



Approached over stone-chipped driveway which offers parking for several vehicles and leads to the Storm Porch over the front door opening into:

RECEPTION HALL 3'10" x 8'9" (1.19m x 2.69m)
With tiled floor, stairs to first floor with side aspect obscure double glazed window, doors to:-

GUEST WC/UTILITY 5'3" x 5'5" (1.62m x 1.67m)
Low flush WC, handbasin inset into vanity unit sith cupboard under, coat ooks, Worcester Bosch central heating boiler.



LIVING ROOM 13'9" x 12'0" (4.21m x 3.67m)
Front facing double glazed bay window, side facing double glazed window, both with shutters, shelving, log burner installed into fireplace with tiled surround and hearth, period style radiator picture rail, built-in cupboard

SITTING ROOM/SNUG 11'11" x 9'8" (3.64m x 2.96m)
Living room with front facing double glazed windows with shutters, picture rail, built-in cupboards, log burner, inset into brick fireplace with solid oak mantle shelf, picture rail and square archway through to the

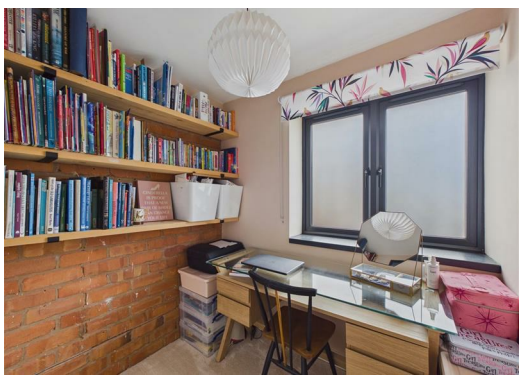


DINING KITCHEN 12'11" x 18'4" (3.96m x 5.61m)
Being a newly erected extension with Karndean flooring and underfloor heating. Newly installed matching range of wall and base units with pull-out larder shells AEG American style fridge, two Neff 'slide and hide' ovens, and inset Neff, five burner gas hob with state of the art cooker hood over, all the worktops are quartz with an inset bowl and a half sink unit and spray jet tap, rear facing double glazed window, built-in drinks cooler and wine rack under the peninsula breakfast bar, feature brick wall to the dining room side, with plent of space for a table and chairs, double glazed patio doors onto the decking.



FIRST FLOOR LANDING 2'7" x 3'5" (0.80m x 1.05m)
With rear aspect double glazed window, radiator, hatch to roof space with loft ladder to extensive lofts with electric sockets and lights, doors to:-

MASTER BEDROOM SUITE 13'1" x 10'8" (4.01m x 3.26m)
The newly created master bedroom has double glazed windows to the rear with views to the Malvern Hills, contemporary upright radiator,acoustic slatted headboard, boarding and square arch into the HOME OFFICE offering versatile space with side facing obscure double glazed window,and blind, shelving units and feature exposed brick wall .- currently used as a dressing room and study area.



EN SUITE SHOWER ROOM 6'5" x 7'6" m (1.96m x 2.30 m)
Which is mainly tiled, having a large walk-in shower with wet room shower screen, shelving with LED lights, halo LED demisting mirror, Aqualisa shower with waterfall shower head and hand shower, rear facing double glazed window with blind, contemporary towel rail style radiator, feature panelling to the wall by the handbasin set on the vanity unit with drawers under and mirror over.



BEDROOM TWO 12'6" x 10'2" (3.83m x 3.10m)
Side and front facing double glazed windows front being a bay, comprehensive range of built-in units, picture, rails and radiator.



BEDROOM THREE 11'5" x 10'10" (3.50m x 3.32m)
Front facing double glazed window, radiator, picture rail and shelving units.

BATHROOM 7'8" x 5'5" (2.34m x 1.67m)
Newly installed bathroom with contemporary slipper bath, fully tiled, obscure double glazed window, inset tiled shelving, handbasin inset in vanity unit with cupboard over plus mirror and light, corner shower unit with glass doors and double headed shower unit.



OUTSIDE
To the front is a generous Herefordhsire stone driveway offering generous parking and gated access to the rear of the house.

From the dining kitchen, the patio doors open onto a generous area of composite decking with a stone caged retaining wall and inset and flower borders. There is a covered pizza oven/barbecue area with tiled shelf and decorative back boards with storage underneath and a side section which is hardstanding with storage and gate to the front.



The garden itself is essentially laid to lawn with well-stocked flower borders and raised beds with walkways to the rear and stepping stones across the garden. There is a further pebbled area with a concrete pad area, ideal for catching the morning sun. There is a very good sized shed with high level windows, light and power and hardstanding for play area, ideal for trampoline/swings and a further gated and netted hardstanding area with a lovely old oak tree, further sheds and hidden storage space. With an outside tap and electric point, the whole garden is fully enclosed and a lovely addition to this beautiful home.



DIRECTIONS
From the office proceed along Worcester Road in the direction of Mlavern Link. Go past the common on the right and the community hospital and fire station on the left. Take the next left into Howsell Road and proceed straight on at the mini roundabout. Take the first right into Bosbury Road, almost opposite the small Co-Op supermarket and No 24 can be found on the right hand side.

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

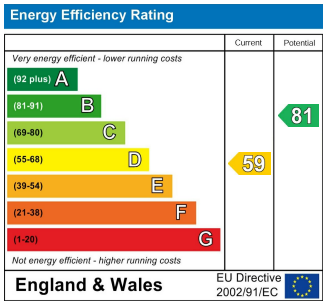
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: C

ENERGY PERFORMANCE RATINGS: Current: D59 Potential: E81 The house has been extended since the EPC was done.

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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