A DECEPTIVELY SPACIOUS DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER LOCATION CLOSE TO ST WULSTANS NATURE RESERVE AND ENJOYING FABULOUS VIEWS TOWARDS THE MALVERN HILLS. THE ACCOMMODATION OF ENTRANCE PORCH, RECEPTION HALL, LIVING ROOM, KITCHEN, BEDROOM WITH EN-SUITE TOILET, FURTHER DOUBLE BEDROOM, BATHROOM, SEPARATE WC AND REAR PORCH BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, A GARAGE AND ENCLOSED GARDEN. ENERGY RATING “D” NO CHAIN

Assarts Lane - Guide Price £350,000

23 Assarts Lane, Upper Welland, Malvern, Worcestershire, WR14 4JR
23 Assarts Lane

Location & Description

Assart Lane is situated on the prestigious and much sought after St Wulstan's estate. The property occupies a generous plot and enjoys views to the Malvern Hills. The area is known for its easy access to the Malvern Hills as well as having lovely walks around the St Wulstan's Nature Reserve nearby.

There is a convenience store on the nearby Wells Road and further and more extensive amenities are available in the historic Victorian town of Great Malvern, which has a range of independent shops, Waitrose supermarket, eateries, public houses, community facilities as well as the renowned theatre complex with cinema and concert hall.

Great Malvern has a mainline railway station providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester as well as Junction 1 of the M50 just outside Upton upon Severn bringing the midlands and south west into an easy commute.

Educational needs are well catered for with a number of highly regarded schools in the area as well as private schools including Malvern St James Girls' School and Malvern College as well as Kings and RGS in Worcester.

Property Description

23 Assarts Lane is a deceptively spacious detached bungalow situated in a highly regarded and much sought after location. From the rear fine views are on offer back towards the Malvern Hills.

Set back behind an easy to maintain foregarden enclosed by a picket fence, walled and hedged perimeter. Mainly laid to Cotswold stone chippings with planted beds interspersed with shrubs, plants and small specimen trees. Double vehicular gates lead to the driveway that allows ample parking and gives access to the attached single garage. A path from the driveway leads to steps up to the hardwood front door with obscure glazed inset and matching glazed side panels which opens to the accommodation which benefits from double glazing and gas central heating.

The property has been well maintained but is in need of some minor cosmetic refurbishment.

The accommodation in more detail comprises:

**Entrance Porch**
- Ceiling light point. Obscured multi-panelled glazed door with matching side panel opening to

**Reception Hall**
- A generous space which welcomes you to this lovely bungalow. Radiator, ceiling light point, access point to part boarded loft with pull down ladder. Door to
Living Room 4.75m (15ft 4in) x 4.93m (15ft 11in)
A large room flooded with natural light through dual aspect double glazed windows to front and side. Ceiling light point, three radiators and serving hatch to kitchen.

Kitchen 2.84m (9ft 2in) x 4.93m (15ft 11in)
Offering a range of drawer and cupboard base units with roll edged worktop over and matching wall units incorporating a display cabinet. Stainless steel sink with drainer and mixer tap set under a double glazed window overlooking the rear garden and giving views to the Malvern Hills. Further double glazed window overlooking the side garden. Space and connection point for electric cooker and washing machine. Radiator, tiled splashbacks, ceiling light point, useful airing cupboard housing the hot water cylinder with shelving over. Wall mounted Worcester gas boiler. Obscure multi-panelled glazed door opening to

Rear Porch
Obscure glazed windows to two sides, wooden pedestrian door to garden. Wall light point and power.

Bedroom 1 4.54m (14ft 8in) x 3.80m (12ft 3in)
A generous double bedroom, double glazed window front, radiator and ceiling light point.

Bedroom 2 4.06m (13ft 1in) x 3.77m (12ft 2in) max
Double glazed window to rear with view to hills. Ceiling light point, radiator and door to

En-suite WC
Low level WC, pedestal wash hand basin, radiator, ceiling light point and extractor. Wall mounted shaver point.

Bathroom
Obscured double glazed window to rear. Pedestal wash hand basin, corner bath with Triton electric shower over. Radiator, ceiling light point and tiled walls.

Separate WC
Obscure double glazed window to rear, white low level WC, radiator and ceiling light point.

Outside
To the rear of the property there is an enclosed garden enjoying fabulous views to the Malvern Hills. Mainly laid to patio for ease of maintenance with rose and shrub planted beds. The garden is enclosed by a fenced perimeter with gated pedestrian access to front and further pedestrian gate to side garden which again has a patio area with steps down to a lawn with specimen trees. This garden is enclosed by a picket fence and planted beds. A pedestrian path gives access to the foregarden. The garden further benefits from outside water tap, GREENHOUSE and wooden SHED.

Garage 5.21m (16ft 10in) x 2.51m (8ft 1in)
Up and over door to front, light and power. Glazed window to side. Pedestrian door to rear garden.
Directions
From Great Malvern proceed south along the A449 Wells Road towards Malvern Wells and Ledbury. Follow this route for approximately 2.9 miles passing a filling station on the right hand side and after a few hundred yards turn left steeply down hill into Upper Welland Road. Follow this route for approximately a quarter of a mile taking the second turn left into Assarts Lane. Proceed down the road passing the junction with Assarts Road and after a short distance the property will be found on the left hand side as indicated by the agents For Sale board.

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 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
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/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 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 (64).