



22 Bronsil Drive Malvern, WR14 1LR

Welcome to Bronsil Drive, Malvern - a popular residential area in Malvern and within catchment of local primary and secondary schools. This four bedroom detached property benefits from a larger than average kitchen breakfast room, two reception rooms and four bedrooms. With low maintenance gardens to the front and rear, garage and the amount of driveway parking with this property is a rare find in this area, providing ample room for both residents and guests. EPC Rating C

£325,000

22 Bronsil Drive

Malvern, WR14 1LR



Entrance Porch

Glazed sliding door opens into the Entrance Porch. With tiled flooring, lighting and door to Entrance Hall.

Entrance Hall

Part glazed door opens into the Entrance Hall. With wood effect flooring, radiator, double doors opening into the Kitchen Breakfast Room, and further doors off to the Living Room and Cloakroom. Double glazed window to the front aspect and stairs rising to the first floor. Door to a useful understairs storage cupboard.

Kitchen Breakfast Room

18'0" x 10'5" (5.5m x 3.2m)

Kitchen Breakfast Room is comprehensively fitted with a range of high gloss cream base and eye level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, integrated washing machine, dishwasher and fridge freezer. Eye level oven, microwave and plate warming drawer below. Five ring gas hob with extractor above, breakfast bar with cupboards and drawers and space for seating. Spotlights to ceiling, under unit lighting, double glazed window to the rear aspect and double glazed bay window to the side aspect. Wood effect flooring and stable door to the rear aspect.

Cloakroom

Fitted with a white suite comprising, low flush WC and vanity unit with sink inset and cupboard below. Partially tiled walls, wood effect flooring, obscured double glazed window to the front aspect and radiator.

Living Room

17'0" x 10'5" (5.2m x 3.2m)

A spacious living room with double glazed window to the front aspect, wood effect flooring, wooden fire surround with hearth and electric fire inset, two radiators and glazed door opening to the Conservatory.

Conservatory

16'4" x 9'6" (5m x 2.9m)

A versatile room, with glazed windows overlooking the rear garden. Tiled flooring, fireplace with electric fire, and double glazed French doors that open out to the rear garden. Glazed roof and door to Garage.

First Floor

From the Entrance Hall, stairs rise to the First Floor landing. With doors off to all Bedrooms and Shower Room. Door to an Airing Cupboard housing slatted shelving for storage and a further door to the cupboard housing the "Ideal" combination boiler. Double glazed window to the front aspect and access to loft space via hatch.

Bedroom One

12'1" x 9'2" (3.7m x 2.8m)

Comprehensively fitted with overhead cupboards with under unit lighting and full length wardrobes. Radiator and wood effect flooring. Double glazed window to the side aspect and ceiling light with fan.

Bedroom Two

10'5" x 10'5" (3.2m x 3.2m)

Fitted with overhead cupboards and wardrobes, wood effect flooring, radiator and double glazed window to the side aspect.

Bedroom Three

8'10" x 6'2" (2.7m x 1.9m)

Fitted with overhead cupboards with under cupboard lighting and wardrobe, double glazed window to the front aspect providing views towards the Malvern Hills. Wood effect flooring, radiator and ceiling light with fan.

Bedroom Four

8'10" x 6'2" (2.7m x 1.9m)

Currently used as an office, with double glazed window to the front aspect, with views towards the Malvern Hills. Wood effect flooring, radiator and bulkhead of stairs.

Shower Room

Fitted with a white suite comprising pedestal wash hand basin, low flush WC and double shower cubicle with glazed sliding door. Chrome "ladder" style radiator, obscured double glazed window to the rear aspect. Fully tiled walls, wood effect flooring, spotlights and extractor to ceiling.

Garage

17'0" x 9'2" (5.2m x 2.8m)

With up and over door to the driveway parking. Courtesy door to the Conservatory and door to the rear garden.

Outside

The garden to the rear of the property has a raised decked seating area and is predominantly laid to lawn with shrub filled borders. A paved pathway that leads to the side gated access which in turn leads to the front of the property and driveway parking. The rear garden is encompassed by timber fencing.

To the front of the property is a lawned garden and to the side of the property a further garden area laid to stone with raised beds. With driveway parking for numerous vehicles and hedge boundary.

Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



Floor Plan



22 Bronsil Drive, Malvern

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

