

## 10 Davenham Close Malvern, WR14 2TY

Immaculate semi detached family home, located in the desirable central location with views to the Malvern Hills. The property briefly comprises of entrance hall, open plan refitted kitchen with dining area and a separate living room. Utility and cloak rooms. The property further benefits from double glazing, gas fired central heating, enclosed generous gardens and off road parking. An internal viewing is advised.

**Guide Price £385,000**

# 10 Davenham Close

Malvern, WR14 2TY



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## Entrance Hall

Double glazed entrance door and window with side aspect, leads into the Entrance Hall. Staircase rises to the First Floor Landing, with an under stairs storage cupboard. Pale grey wood effect flooring a further full height built in storage cupboards, radiator and door to Living Room and open plan access into the Dining room.

## Refitted Kitchen

13'3" x 8'3" (4.04 x 2.54)

The bright kitchen is comprehensively fitted with a range of pale grey, high gloss fronted, base and eyelevel units with a granite effect work surface. Five point induction hob with glass splash back and extractor canopy above. Two eyelevel electric ovens with cupboards above and below, integrated dishwasher and a space for fridge freezer. 1 1/2 bowl stainless steel sink unit with a spray head mixer tap, a double glazed window to front aspect and inset spotlighting. Wood effect flooring continues through out.

## Dining Room

18'8" x 9'1" (5.71 x 2.78)

A light and spacious dining room with French doors opening out to the rear garden and double glazed window to front aspect. Inset spotlighting, radiators, continuation of flooring from the entrance hall and open plan to the recently refitted kitchen.

## Utility Room

5'0" x 5'1" (1.54 x 1.56)

The utility room is fitted with a marbled effect work surface, plumbing for a washing machine and space for a further undercounter appliance. Double glazed window to the rear aspect and door to

## Cloakroom

Fitted with a low-level WC and corner wash and basin with tiled splash back. Radiator and obscure double glazed window to the side aspect. Continuation of wood effect flooring.

## Living Room

11'5" x 12'4" (3.48 x 3.77)

A stylish living room with media wall featuring backlit flat screen television housing, illuminated reveals and contemporary integrated electric fire. Double glazed window to rear aspect. Radiator.

## First Floor Landing

From the entrance hall, stairs rise to the first floor landing. With doors off to all bedrooms and refitted family bathroom. Double glazed window to the front aspect and a tall store cupboard with shelving.

## Bedroom One

8'0" x 14'3" (2.46 x 4.36)

A light room with rear aspect double glazed window and a splendid view of the Malvern Hills beyond. Loft hatch and radiator, door to:

## En Suite Shower Room

The ensuite shower room is fitted with a large fully tiled shower cubicle, glazed sliding doors and main shower within. Featuring rainfall showerhead and additional attachment. Fitted with a low-level WC and pedestal wash hand basin with tiled splash back. Double glazed obscured window with front aspect, heated towel rail, illuminated mirror and mono chrome tile effect vinyl flooring.

## Bedroom Two

12'1" x 10'4" (3.69 x 3.15)

A bright and spacious room with a double glazed window to rear with views to the Malvern Hills, radiator.

## Bedroom Three

8'9" x 11'1" (2.67 x 3.38)

Double glazed window with rear aspect. Radiator.

## Bedroom Four

8'1" x 8'11" (2.48 x 2.73)

A light room, double glazed window with front aspect. Bulk head acting as desk space. With hatch to loft space. Radiator.

## Refitted Family Bathroom

Double glazed obscured window with front aspect, the recently re-fitted bathroom has a white suite comprising panelled bath, glazed shower screen and a rainfall head with additional shower attachment. Low-level WC and a pedestal wash and basin, a grey brick effect with illuminated mirror and contemporary tiling to walls. Extractor vent, spotlighting and heated towel rail.

## Outside

The rear garden is generous in size having a gravel seating area adjoining the rear of the property with timber edge steps leading down to a substantial lawn. The garden is enclosed by timber fencing to all sides with mature coniferous trees and enjoys an aspect towards the Malvern Hills.

## Directions

From our Malvern office proceed down Church Street, through the traffic lights towards Barnards Green. Bear left onto Albert Road North and right on to Cockshot Road. Right into Clerkenwell Crescent and right into Davenham Close, where the property can be found on the right hand side as indicated by our Agent's for sale board.

## Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via [www.voa.gov.uk](http://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.

## 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.

## Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

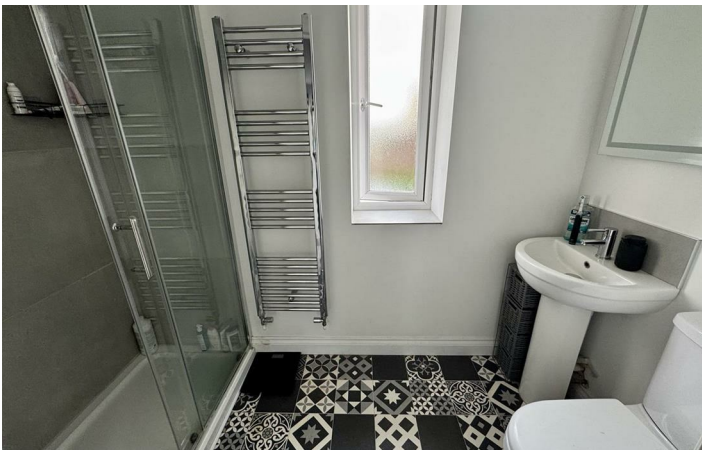
## Money Laundering Regulations

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

## 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.





Floor Plan



10 DAVENHAM CLOSE, MALVERN

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