



47 Windrush Crescent Malvern, WR14 2XG

Located in a popular residential area, this delightful detached bungalow has been fully refurbished and extended to provide a generous living room, kitchen dining room two double bedrooms, bathroom and cloakroom. With a private rear garden, garage and ample off road parking, the property boasts a fresh and contemporary feel throughout, making it an ideal choice for those seeking a move-in ready home.

Windrush Crescent is situated in a lovely neighbourhood, providing easy access to local amenities and the stunning natural beauty that Malvern is renowned for. This bungalow presents a wonderful opportunity to enjoy a peaceful lifestyle in a sought-after area.

£395,000

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Entrance Porch

Hardwood door opens into the Entrance Porch. With double glazed windows to the side aspects, tiled flooring and glazed door to the Entrance Hall.

Entrance Hall

With doors off to all rooms, radiator, wood effect flooring throughout, door to Airing Cupboard and door to a further storage cupboard. Access to loft space, with drop down ladder and the newly installed Worcester Boiler is located in the loft.

Living Room

25'8" x 10'3" (7.84m x 3.13m)

Part glazed door leads into the extended Living Room. A particular feature of this room is the newly installed woodburner with circular hearth. Double glazed sliding doors provides access to the rear garden with further double glazed window to the rear aspect. Continuation of the wood effect flooring, speakers in the ceiling and radiator.

Kitchen Dining Room

18'4" x 12'1" (5.6m x 3.7m)

This light and spacious re-fitted Kitchen is fitted with contrasting eye and base level units with working surfaces above. Four point Neff electric hob with coloured splashback and extractor above. Double electric oven with integrated microwave above. Composite sink unit with drainer, one and a half bowl and mixer tap and double glazed window to the rear aspect, overlooking the rear garden and open countryside beyond. Integrated dishwasher, space and plumbing for a washing machine and space for a further tall appliance. Spotlights to ceiling, breakfast bar with space for additional seating. Double glazed French doors opening out to the rear garden and glazed door to the Side Lobby.

Cloakroom

The Cloakroom is fitted with a white suite comprising, low flush WC and slimline sink unit, inset with cupboard below and tiled splashback. Spotlights and extractor to ceiling, radiator and double glazed window to the rear aspect.

Bedroom One

12'1" x 11'9" (3.7m x 3.6m)

Fitted with built in wardrobes, double glazed window to the front aspect and radiator.

Bedroom Two

13'1" x 10'2" (4m x 3.1m)

Fitted with built in wardrobes, double glazed window to the front aspect and radiator.

Bathroom

The Bathroom has been re-fitted with a white suite, comprising low flush WC, vanity unit with two sinks inset with cupboards below and tiled splashback. Panelled bath with waterfall effect shower head over

with an additional attachment and glazed screen with tiled walls. Chrome "ladder" style radiator, spotlights and extractor to ceiling. Double glazed window to the rear aspect.

Side Lobby

With double doors to the driveway parking and double doors to the rear garden. Tiled flooring and courtesy door to the Garage.

Garage

16'4" x 8'10" (5m x 2.7m)

With an electric door opening to the driveway parking, power and light. The Gas meter and Electric consumer unit are located within the Garage.

Garden

To the front of the property is driveway parking for several vehicles, the fore-garden is laid to stone for ease of maintenance with flower filled borders.

The private garden to the rear is predominantly laid to lawn with a paved pathway adjoining the property which in-turn leads to a paved seating area. With hedge and fence boundaries, flower and shrub filled borders and views across open countryside. The current owners have created a tranquil colourful environment for you to enjoy.

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.

Freehold

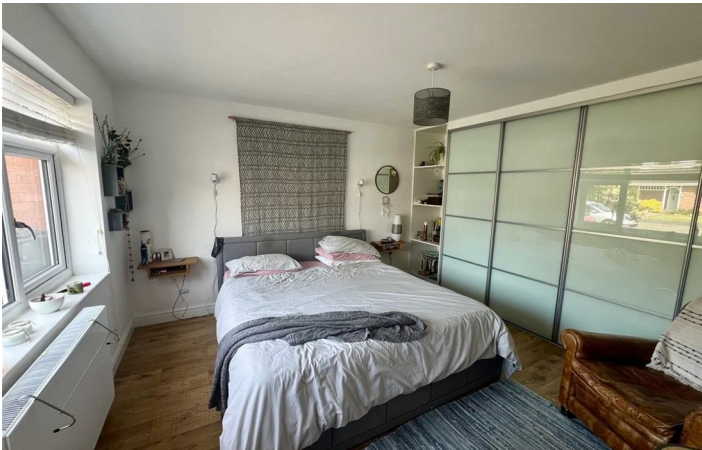
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

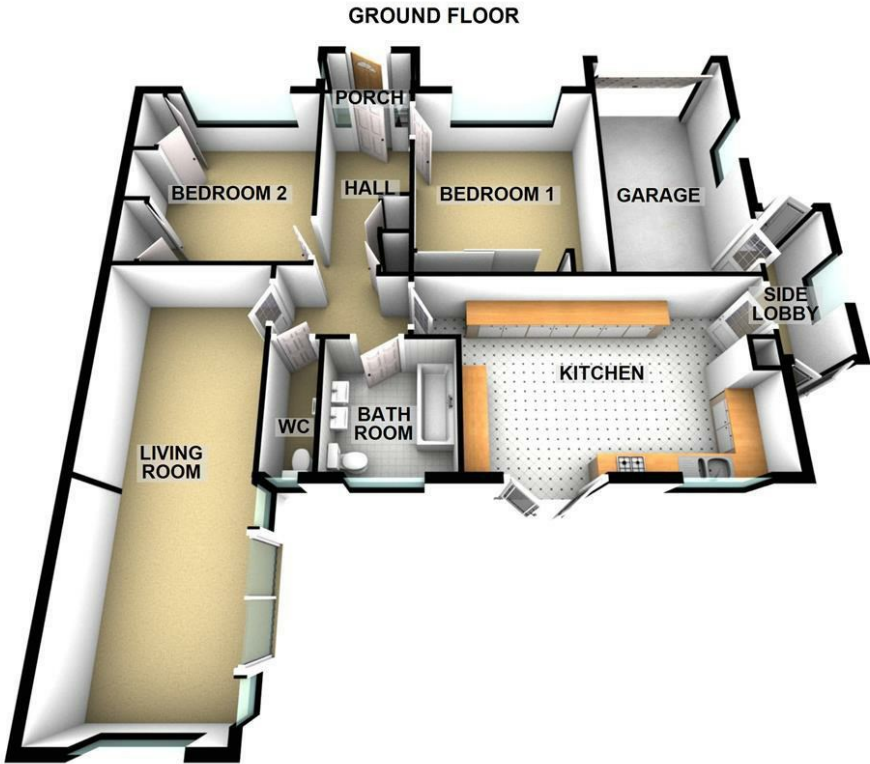
Disclosure

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.

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





47 WINDRUSH CRESCENT, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	