



## 36 Lower Wilton Road

Malvern, WR14 3RJ

Guide Price £675,000





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## Summary

Situated at the end of Lower Wilton Road, a quiet cul-de-sac, this delightful detached house offers a perfect blend of character and modern living. With an impressive five bedrooms, this property is ideal for families seeking ample space and comfort.

Upon entering a large reception hall, there are three well-proportioned reception rooms off, providing versatile areas for relaxation, entertaining and a home office along with a spacious breakfast kitchen. To the first floor is a large landing leading to five bedrooms, the master with a luxury en suite along with a recently fitted shower room.

One of the standout features of this property is the parking available for several vehicles, a rare find in this area. The location in Malvern is particularly appealing, known for its stunning natural beauty and vibrant community. Residents can enjoy the nearby amenities, including the Theatre, shops, schools, and recreational facilities, all within easy reach.

## Reception Hall

A composite, part glazed entrance door leads into the welcoming Reception Hall with original chequerboard, quarry tiled flooring and ornamental cast iron fireplace with tiled inset and timber surround. Stripped wood cupboard to chimney breast recess, radiator, double glazed sash style window to front, part glazed door to Lower Ground Floor and staircase rising to the First Floor.

## Cloakroom

The Cloakroom is fitted with a white suite comprising low level WC, wash basin, radiator, red quarry tiled flooring and obscured sash window to front.

## Study

8'7" x 11'1" (2.64 x 3.40)

The Study has dual aspect double glazed sash style windows, wood effect flooring and radiator.

## Living Room

24'0" x 14'2" (7.32 x 4.34)

The split level Living Room enjoys views over the rear garden and has double glazed sash windows to two elevations along with a solid timber door leading to the garden. An original cast iron fire surround with tiled hearth and attractive stripped wood surround is the focal point of the room, with storage cupboards to chimney breast recess. TV point, radiators.

## Dining Room

11'2" x 16'2" (3.41 x 4.95)

The Dining Room has two double glazed sash style windows overlooking the rear garden. Radiator and wood flooring.

## Breakfast Kitchen

15'11" x 13'11" (4.87 x 4.26)

The Breakfast Kitchen is comprehensively fitted with a range of light wood base

and eye level units incorporating plate rack and pan drawers with granite work surface with up stands and ceramic one and a half bowl sink unit with mixer tap. The focal point of the kitchen is the Britannia range cooker featuring six gas burners and two ovens with stainless steel splashback and extractor hood above. Integrated Fisher and Paykel double drawer stainless steel fronted dishwasher, eye level Smeg microwave, space for American fridge freezer and integrated washing machine.

Double glazed sash style windows to both front and side, radiator, original chequerboard quarry tiled flooring and door to a useful pantry cupboards with ample shelving and housing the recently replaced Worcester combination gas central heating boiler.

## Spacious First Floor Landing

15'11" x 13'10" (4.86 x 4.22)

From the Reception Hall, the staircase rises to the spacious First Floor Landing with double glazed sash window to front elevation, radiator, original cast iron fireplace with timber surround and doors to all rooms.

## Bedroom One

11'3" x 16'0" (3.44 x 4.89)

Two double glazed sash style windows to the rear taking full advantage of rooftop view towards Bredon Hill. Radiator and door to:

## En Suite Bathroom

Recently refitted, the luxury En Suite Bathroom comprises a contemporary bath with central tap, concealed cistern WC and oversized vanity wash and basin with storage below. A large, glazed wet area houses mains shower with rainfall showerhead and cosmetic recess. Tiling to walls and floor with underfloor heating, spotlighting, contemporary heated towel rail and obscure sash style double glazed window to side.

## Bedroom Two

11'3" x 14'7" (3.45 x 4.47)

Two double glazed sash style windows to rear taking full advantage of rooftop view towards Bredon Hill, radiator.

## Bedroom Three

8'7" x 13'10" max (2.63 x 4.23 max)

Double glazed sash style window to front, radiator.

## Bedroom Four

10'2" x 8'8" (3.10 x 2.65)

Double glazed sash style window to rear, radiator.

## Bedroom Five

8'2" x 8'8" (2.50 x 2.66)

Double glazed sash style window to front with a view towards the Malvern Hills, radiator and high-level book shelving.

## Shower Room

The Shower Room is newly fitted with a glazed, fully tiled, walk in wet area with

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mains shower with rainfall shower head and cosmetic recess. Vanity wash hand basin with drawers below, low-level WC, heated towel rail, illuminated mirror and shaver point, extensive tiling to walls and floor and obscure double glazed/style window to side.

### Lower Ground Floor

From the Reception Hall, a part glazed door leads to the staircase descending to the Lower Ground Floor which has been converted to three useful Cellar Rooms.

#### Cellar Room One

14'0" x 10'0" (4.29 x 3.06)

A dry lined room with opening window to the garden, radiator, wood effect flooring, spotlighting and door to Cellar Room Three.

An opening leads to:

#### Cellar Room Two

14'1" x 10'2" (4.31 x 3.11)

Currently used a TV room by the current owners, with opening window to the garden, radiator, spot lights and wood effect flooring.

#### Cellar Room Three

13'9" x 7'4" (4.20 x 2.26)

A really useful workshop room with exposed brick and stone walls, light, power and door to the rear garden.

### Outside

Approached from Lower Wilton Road via wrought iron gates, a block paved driveway leads to the side of the property to a substantial parking and turning area.

The paving continued to the front of the property with a raised lavender bed and sheltered seating area with espalier fruiting trees. A pond with fountain creates a pleasant back drop.

The pathway continues to the side of the property and to the rear garden beyond which is generous in size and is primarily laid to lawn with sleeper edged shrub and floral borders along with a central bed planted with mature shrubs. To the bottom

corner of the garden is a raised timber deck, placed to take advantage of a South West orientation. A breeze hut provides evening shelter with light and power.

The plot is enclosed by Malvern stone walling and fencing and enjoys a good degree of privacy. The property further benefits from a large timber garden shed, outside lighting and an EV charging point.

### Council Tax Band

We understand that this property is council tax band E

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.

### Money Laundering Regulations

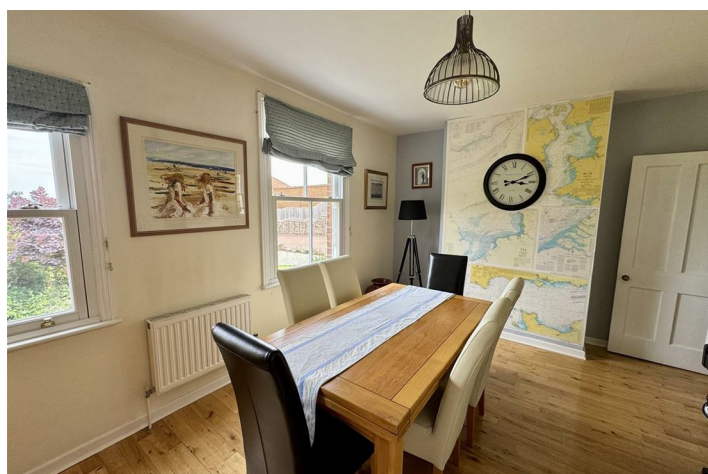
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

### Directions

What Three Words : [///sooner.quest.charm](http://sooner.quest.charm)





Road Map



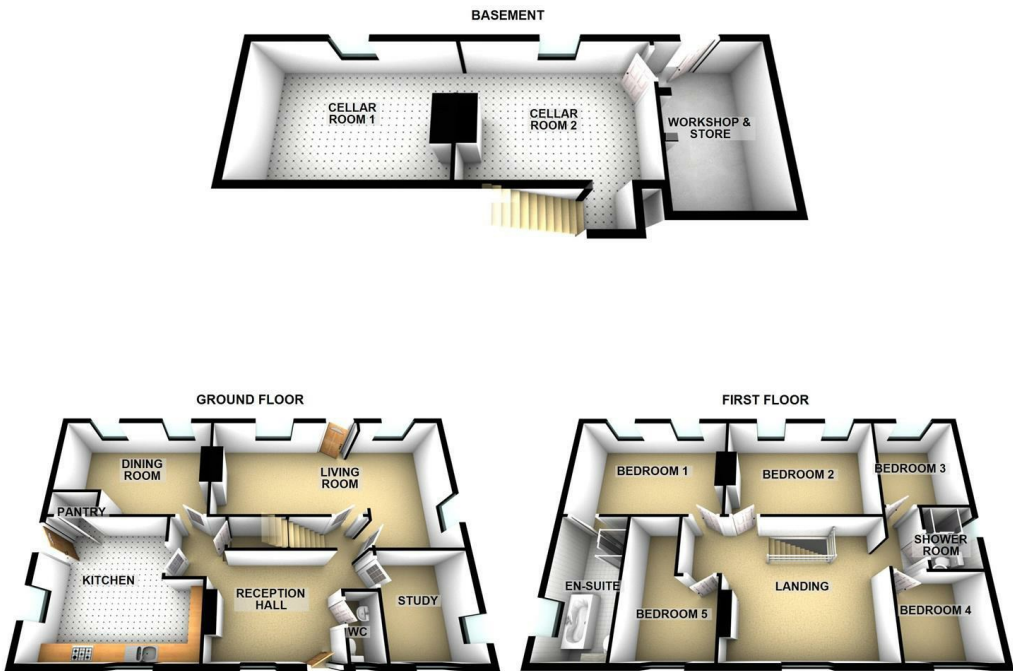
Hybrid Map



Terrain Map



Floor Plan



36 LOWER WILTON ROAD, MALVERN

Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 59                      | 72        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

