



Allan Morris
estate agents

**Sundown, 7, Albert Park Road, Malvern, WR14
1HL**

 **MAYFAIR**
OFFICE GROUP

Albert Park Road, Malvern, WR14 1HL

A substantial, individual, detached home, offering in excess of 3000 square feet of versatile accommodation over three floors, in a sought after residential location in easy reach of the Malvern Link Railway Station, Link Common, Malvern Theatres and Waitrose. The accommodation comprises on the ground floor; entrance hall, cloakroom, sitting room, dining room, breakfast room, breakfast kitchen, utility, cloakroom. To the lower ground floor; large reception room with direct access to the garden, home office, bedroom five with en-suite shower room giving excellent potential for self contained annex or independent home office suite. To the first floor; main bedroom with en-suite, three further bedrooms, main bathroom. The property further benefits from gas central heating, double glazing, double garage and ample driveway, and sits in a mature landscaped gardens, that wrap around the property. Viewing a must to appreciate the size and versatility of home on offer.



RECEPTION HALL

Part glazed entrance door with glazed side panel leads to the spacious reception hall with doors to the dining room, breakfast kitchen, cloakroom and staircases both to the lower ground and first floors.

CLOAKROOM

Fitted with a vanity wash and basin with cupboard under and low-level WC, tiled splash back, shaver light and point, radiator, coat hooks, coving to ceiling and double glazed leaded windows to front aspect.

DINING ROOM `12'11" x 11'11" (`3.96m x 3.64m)

Double glazed, leaded box bay window to front aspect, radiator, coving to ceiling and hatch to breakfast kitchen.

BREAKFAST KITCHEN 16'4" x 12'10" (4.99m x 3.93m)

The breakfast kitchen is fitted with a range of cream fronted base and eye level units with tiled splash backs and one and a half bowl stainless steel sink unit with mixer tap and waste disposal. Integrated electric single oven with AEG combi microwave above and five burner gas hob with concealed extractor hood, space for fridge freezer, integrated Bosch dishwasher and breakfast area with fixed table, coving to ceiling, radiator, inset spotlighting and double glazed leaded window overlooking the rear garden. From the kitchen, door leads into:

UTILITY ROOM 9'8" x 6'4" (2.97m x 1.94m)

Stainless steel sink unit with mixer tap and base unit below, tiled splash back, double glazed leaded window and door leading to the rear garden, cupboard housing gas central heating boiler, timer control panel and burglar alarm control.

Courtesy door to garage and further door to:

BREAKFAST ROOM 9'1" x 6'4" (2.78m x 1.94m)

Radiator and double glazed leaded window to rear.

From the reception hall two steps lead up to mezzanine level with double doors into:

SITTING ROOM 18'8" x 12'8" (5.69m x 3.88m)

Triple aspect with double glazed leaded windows to three sides, coving to ceiling, wall lights and inset spotlighting, living flame coal effect gas fire inset to chimney breast recess with marble surround and hearth (currently disconnected).

LOWER GROUND FLOOR

The staircase descends to the lower ground which offers great scope for a variety of uses including as a self contained annex for dependent relative or teenager, independently accessed home offices, or a large cinema room.

LARGE RECEPTION/SITTING ROOM 18'10" x 23'3" (5.75m x 7.11m)

A large room suitable for a variety of uses with double glazed windows and patio doors which provide direct access onto the rear patio seating area, southern pine panelling to walls, skirting board heating, television point, wall and ceiling lights and opening through into:

HOME OFFICE/SNUG 15'10" x 12'5" (4.84m x 3.80m)

Currently used as a spacious home office with extensive oak wall cupboards, spotlights, low level heating and door into:

BEDROOM FIVE 11'9" x 8'5" (3.60m x 2.57m)

Fitted with a range of oak wardrobes, radiator, wood flooring, further walk in storage cupboard with shelving and door to en-suite shower room.

EN-SUITE SHOWER ROOM

The shower room is fitted with a corner cubicle with glazed sliding doors housing a Mira sport electric shower, vanity wash hand basin with cupboard under and hidden cistern WC, heated towel rail, nonslip flooring, extractor vent and inset spot lighting.

FIRST FLOOR LANDING

Front the reception hall the staircase with American oak balustrades and spindles rises to the first floor landing which is fitted with an extensive range of storage cupboards and airing cupboard with linen shelving and hot water cylinder, radiator, hatch to loft space and doors to rooms.

MAIN BEDROOM 12'9" x 18'6" (3.91m x 5.66m)

Double glazed leaded window to front elevation, radiator, door to en-suite and dressing area fitted with a range of full height built in wardrobes with connecting drawer units to either side of the bed area.

EN-SUITE SHOWER ROOM

The en-suite is fitted with a fully tiled shower cubicle with glazed enclosure housing a Mira sport electric shower, vanity wash hand basin with cupboard under and low level WC, extensive wall tiling and leaded double glazed window to rear elevations.

BEDROOM TWO 19'1" x 16'10" (5.82m x 5.14m)

Leaded double glazed window to side elevation, double radiator and access to eaves storage spaces.

BEDROOM THREE 13'0" x 9'9" (3.98m x 2.98m)

Double glazed leaded window to rear with a view to the Malvern Hills, radiator, television aerial point and coving to ceiling.

BEDROOM FOUR 12'11" x 12'0" (3.96m x 3.67m)

Double glazed leaded window to the front, radiator, coving to the ceiling.

BATHROOM

The bathroom is fitted with a light coloured suite comprising: panelled bath with mixer tap and mains shower over, double bowl vanity wash and basin with cupboards below and low level WC, extensive tiling to walls, radiator, shaver light and power point and high level double glazed leaded window to front.

GARDENS

Approached from the road via a double width tarmac driveway which provides and leads to the attached double garage, the frontage is bounded by a Malvern stone wall with bricked pillars, to the front of the property is a lawn area with well stocked shrub and flower borders and gated side access to the rear, a paved pathway leads to a walkway to the entrance door.

The side and rear gardens are primarily laid to lawn and bounded by numerous well established shrubs and trees creating a good degree of privacy, adjoining the rear of the property is a paved patio seating area with power and light from which steps rise up to a further paved area, a short flight of steps leads to a further lawn to the rear of the garage which is enclosed by combination of timber fencing and mature shrubbery, overall the gardens are well stocked and have a feel of maturity encompassing the house.

DOUBLE GARAGE 19'2" x 16'6" (5.86m x 5.03m)

The integrated double garage has plumbing for washing machine, space for further white goods, two up and over garage doors, wall cupboards providing useful storage and leaded window to side elevation.

DIRECTIONS

From the Allan Morris office on Great Malvern proceed along Worcester Road towards Malvern Link, go straight over traffic lights at Link Top and straight over again. At second set of traffic lights, take the first turning left into Albert Park Road where number 7 can be found on the left hand side after a short distance. To arrange a viewing or with any queries please call us on 01684 561411 or email malvern@allan-morris.co.uk

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: Current: D64 Potential: C70

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE - £675,000



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