



**2 Haywood Drive, Leigh Sinton, WR13 5AR**

**£360,000**

Am immaculately presented detached home within the village of Leigh Sinton which is ideally situated for access to Malvern, Worcester and Hereford via the A4103. The village has a primary school, a village shop and pub and is within a short drive a full range of facilities in Malvern.

The property offers accommodation comprising:- reception hall with storage cupboard, cloakroom, through sitting room with door to store room, dining kitchen with French doors to garden, three bedrooms, the master with en-suite shower room, plus family bathroom. Outside the there is an enclosed rear garden with access to the drive and the single garage, which has off road parking to the fore. Viewing recommended to appreciate the space of the home on offer.



## 2, Haywood Drive, Leigh Sinton, Worcestershire, WR13 5AR

Door with double glazed windows, opens to:

### RECEPTION HALL

With stairs to floor, radiator, central heating control panel, door to built in cupboard. Doors to:

### CLOAKROOM 5'4" x 3'0" (1.64m x 0.93m)

Close coupled WC, tiled surround, wash basin, radiator, extractor fan.

### KITCHEN/DINING ROOM 17'8" x 9'4" (5.39m x 2.86m)

Front aspect uPVC double glazed window, rear aspect uPVC double glazed French doors to garden. Fitted units to eye and base level with one and a half bowl single drainer sink unit with mixer tap, built in fridge and freezer, built in dishwasher and washer dryer, built in oven and grill, four ring gas hob with filter hood over, cupboard with Ideal gas central heating boiler.

### LIVING ROOM 17'8" x 9'5" (5.40m x 2.89m )

Front aspect bay double glazed window, two side aspect and one rear aspect double glazed windows, two radiators. Door to a storage cupboard 2.01M X 0.83M

### FIRST FLOOR LANDING

With hatch to loft space, radiator. Door to airing cupboard. Doors to:

### BEDROOM ONE 13'6" x 9'8" (4.12m x 2.95m)

Front aspect double glazed window, radiator under, Door to:

### ENSUITE

Side aspect opaque double glazed window, large shower enclosure with tiled walls and thermostatic shower, wash basin with mixer tap, close coupled WC, heated towel rail, extractor fan.

### BEDROOM TWO 9'10" x 9'6" (3m x 2.91m )

Front aspect and side aspect double glazed windows with a view over fields, radiator.

### BEDROOM THREE 9'6" x 7'5" (2.92m x 2.27m)

Rear aspect and side aspect double glazed windows with a view over the fields, radiator.



## BATHROOM

Side aspect opaque double glazed window, bath with tiled surround and mixer tap, thermostatic shower over, close coupled WC, wash basin with mixer tap, heated towel rail, extractor fan.

## OUTSIDE

At the FRONT, small area of open plan garden, path to front door, drive with parking for two cars to the fore of the GARAGE 6.46M X 3.43M which has an up and over door.

REAR garden with patio adjacent the house, lawns with shrub border, patio at end of garden with pergola over, gate to the parking in front of the garage.

## DIRECTIONS

From the office proceed in the direction of Link Top, going onto Newtown Road which becomes Leigh Sinton Road. Follow the road out of Malvern to the village of Leigh Sinton. At the T junction turn left. Go past the village shop and take the third left after into Haywood Drive. No 2 is on the right hand side.





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

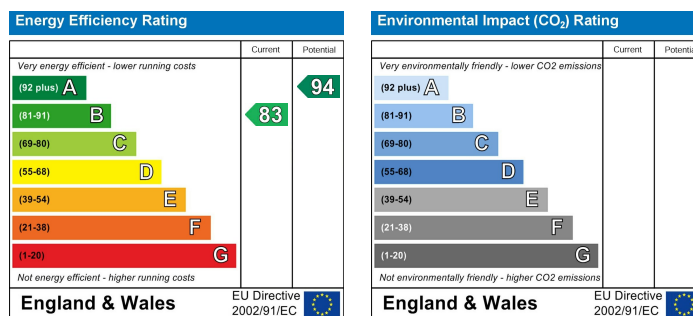
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains gas, 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: E

**ENERGY PERFORMANCE RATINGS:** Current: B83 Potential: A94

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 82270



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester  
Upton upon Severn

Droitwich  
Pershore

Redditch  
Kidderminster

Bromsgrove  
Stourport on Severn

Barnt Green  
Bewdley

Malvern  
Mayfair London