



Hill Haven, 10 Larchfield Close, Malvern, WR14 1RA

£325,000

A vacant three bedroom detached house family home sitting at the head of a cul-de-sac with views over the Seven Valley to the front and to the Malvern Hills to the rear. The accommodation comprises; entrance hall, sitting room, dining room, garden room, extended kitchen, three bedrooms, refitted bathroom. Further benefits include gas fired central heating, double glazing, driveway, garage and westerly rear garden. No onward chain.



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ENTRANCE HALL

Access via obscure glass double glazed door with matching window to side, ceiling light point, radiator, stairs to first floor, wood laminate flooring, doors to:

SITTING ROOM 12'11" x 12'7" max (3.96m x 3.86m max)

Front aspect double glazed window, ceiling light point, coving, feature fireplace with marble hearth, wooden surround, fitted cupboards and shelving to chimney recess, radiator.

DINING ROOM 9'10" x 9'4" (3.00m x 2.87m)

Rear aspect double glazed sliding doors to conservatory, ceiling light point, coving, radiator, doorway to kitchen.

GARDEN ROOM 8'4" x 7'11" (2.55m x 2.43m)

Rear aspect French doors to west facing rear garden, side aspect double glazed window, translucent roof, wall light point, wood laminate flooring.

KITCHEN 18'9" x 8'10" (5.74m x 2.71m)

Dual aspect with rear and side facing double glazed windows, two ceiling light points, fitted kitchen comprising: range of floor and wall mounted units under a stone effect work top. Stainless steel twin bowl sink unit, space for electric cooker, space and plumbing for washing machine, space for further appliances, built in under stairs storage cupboard with shelving, wall mounted Worcester gas boiler, tile effect flooring, obscure glass double glazed door to side passage to rear garden.

LANDING

Side aspect double glazed window, ceiling light point, smoke alarm, access to roof space, built in airing cupboard with slatted shelving and radiator, doors to:

BEDROOM ONE 11'0" x 10'5" (3.36m x 3.18m)

Front aspect double glazed window with far reaching views over Larchfield Close to the Severn Valley in the distance, ceiling light point, built in wardrobe with hanging rail and shelving, radiator.

BEDROOM TWO 10'2" x 9'5" (3.12m x 2.88m)

Rear aspect double glazed window with views over the gardens to the Malvern hills, ceiling light point, built in wardrobe with hanging rail and shelf, radiator.



BEDROOM THREE 8'0" x 7'1" (2.45m x 2.16m)

Front aspect double glazed window with view over Larchfield Close to the Severn Valley, ceiling light point, built in wardrobe with hanging rail and shelving, radiator.

BATHROOM 8'1" x 5'5" (2.48m x 1.67m)

Rear access obscure glass double glazed windows, ceiling light point, white suite comprising: panel bath with shower over and screen to side, pedestal wash hand basin, push flush WC, heated chrome towel rail, wall mounted storage cupboards, tile effect floor.

FRONT GARDEN

Mainly laid to lawn with mature flower and shrub bed to the front. A tarmac drive provides parking for two to three cars and leads to the garage. A paved path continues from the drive to the front door and continues to gated path to the rear garden.

REAR GARDEN

Westerly rear garden with a paved path that leads up steps past raised flower and shrub beds to a paved seating area with space for table and chairs and outside entertaining. The paved path continues through the middle of the garden where there are a number of raised beds with stone chip paths between them. Timber summerhouse/pottery shed, greenhouse. The garden thins to the rear where there is an area for composting.

GARAGE 16'7" x 8'0" (5.06m x 2.46m)

Front aspect wooden doors, rear aspect window, side door to rear garden, power and light, storage cupboards to rear.

DIRECTIONS

From the office of Allan Morris proceed along Worcester Road. Follow the road onto the traffic lights and turn left into Newtown Road. Go past St Joseph's school on the left hand side and take the second left into Nursery Road and first right into Larchfield Close. Hill Haven, number 10 can be found on the left hand side in the corner as indicated by the Allan Morris 'For Sale' board.





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

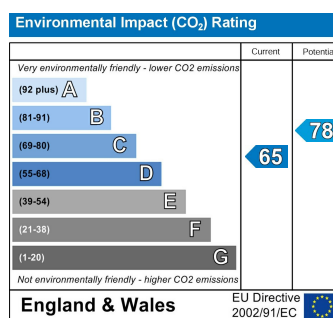
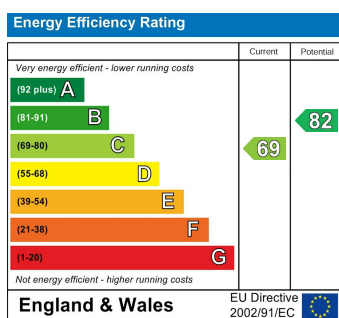
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: D

ENERGY PERFORMANCE RATINGS: Current: C69 Potential: B82

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



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