



## 7 Walnut Crescent, Malvern, WR14 4AX

£495,000

An extended detached family home with a south facing garden located close to Peachfield Common and within a short walk of primary and secondary schools.

The property offers well proportioned accommodation comprising:- reception hall with storage, lounge, snug, open plan kitchen dining room, inner hall, utility and cloakroom, four bedrooms including three doubles and a single room, en-suite shower room and family bathroom.

The property has ample parking at the side of the property and by the single garage, a south facing garden with open outlook with large patio and garden to the side of the property. The property benefits from gas central heating and double glazing.



## 7, Walnut Crescent, Malvern, WR14 4AX

Opaque double glazed front door opens to:

### RECEPTION HALL

With built in coats cupboard. Doors to:

### LOUNGE

Front aspect double glazed window, radiator, fireplace with gas fire point, return door to Dining Room.

### SNUG

Front and side aspect double glazed windows, double radiator.

Glazed door to Inner Hall.

### INNER HALL

Opening to Dining Kitchen and glazed door to:

### UTILITY

Rear aspect double glazed window, rear aspect double glazed door to patio. Fitted units to base level with plumbing for washing machine, space for tumble dryer, space for fridge freezer, radiator, built in cupboard with shelving.

Door to:-

### CLOAKROOM

Side aspect opaque double glazed window, WC, wash basin with cupboard over.

### KITCHEN/DINING ROOM

Rear aspect double glazed window, tiled floor, double radiator. Built in pantry cupboard. Fitted units to eye and base level with single drainer sink unit with mixer tap, plumbing for dishwasher, gas fired Range cooker with 6 ring hob and filter hood over. Cupboard housing Glow Worm gas central heating boiler.

Dining Room with French doors to garden and double glazed windows, contemporary radiator, storage space under stairs, glass and chrome banister to stairs to first floor.

### FIRST FLOOR LANDING

With hatch to loft space and doors to:-

### BATHROOM

Rear aspect opaque double glazed window, bath with hand held shower, wash basin and WC with fitted cupboards around, shower enclosure with thermostatic shower, heated towel rail, extractor fan.



## BEDROOM ONE

Two front aspect double glazed windows, double radiator, built in mirrored wardrobes to one wall. Door to:

## ENSUITE

Rear aspect opaque double glazed window, shower enclosure with thermostatic shower, wash basin and WC with cupboards surrounding, heated towel rail, extractor fan.

## BEDROOM TWO

Front aspect double glazed window, radiator, built in cupboard.

## BEDROOM THREE

Rear aspect double glazed window, view towards the Severn Vale, radiator, large built in double cupboard and built in open storage, laminate floor.

## BEDROOM FOUR

Rear aspect double glazed window with view towards the Severn Vale, radiator, built in cupboards.

## OUTSIDE

To the front of the property is garden with steps to front door. At the side is ample parking for two vehicles/motorhome which opens to the rear garden.

At the opposite side of the property is a detached garage with parking plus a side garden.

At the rear is a large paved patio taking advantage of the south facing position and overlooking the mature garden with lawn, shrubs at the border and small trees.

## DIRECTIONS

From the office of Allan Morris proceed south towards Ledbury. Go past the common on the left hand side and turn sharp left into Peachfield Road. Take the second right into Peachfield Close which becomes Fruitlands. Follow it round to the right and turn right into Walnut Crescent. No 7 can be found on the left. For further details or to book a viewing, please call Allan Morris in Malvern on 01684 561411.





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

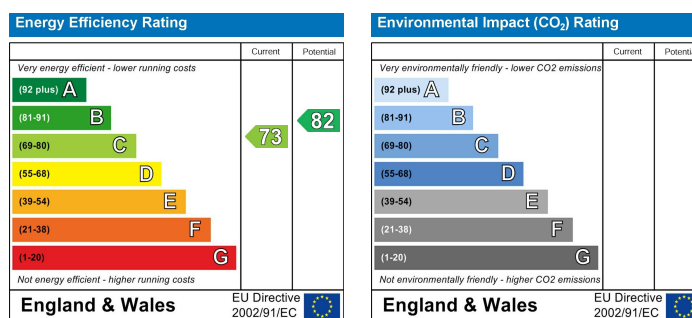
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: C73 Potential: B82

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



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