



66 Walnut Crescent, Malvern, WR14 4AX

£425,000

An immaculately presented, extended and detached family home, situated in a very popular residential location, with excellent school catchment. Comprising; entrance hallway, cloakroom, sitting room, dining room, breakfast kitchen, snug, four bedrooms, one with en-suite shower room, family bathroom, driveway, garage, front and generous, south facing rear gardens, with a lovely view of the Malvern Hills. The property is newly carpeted. Situated in the Fruitlands area, which has great school options and is adjacent to Malvern's Peachfield Common, this extremely well presented and maintained property must be viewed.



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ENTRANCE HALL

uPVC front door, wooden flooring, stairs to first floor, radiator, door to:

WC

Front facing obscure uPVC window, low level WC, wash basin, radiator.

SITTING ROOM 14'11" x 13'0" (4.55m x 3.97m)

Front facing uPVC bay window, brick built chimney breast with gas fire, television point, radiator, glass door to:

DINING ROOM 11'2" x 8'0" (3.41m x 2.45m)

Rear facing uPVC patio door opens to patio and garden, radiator, under stairs storage cupboard.

BREAKFAST KITCHEN 14'8" x 9'10" (4.49m x 3.01m)

Dual aspect with front facing uPVC window, rear facing sliding patio doors to the garden, fitted kitchen with wood effect worktop, sink and drainer unit, inset four ring gas hob with extractor hood over, electric double oven, integrated freezer, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, wall mounted gas boiler, central island/breakfast bar with storage below, radiator, wood effect floor, spot lighting.

SNUG/SECOND SITTING ROOM 10'11" x 7'7" (3.35m x 2.32m)

Rear facing uPVC window, side facing obscure uPVC door to side, radiator, television, telephone and broadband point.

FIRST FLOOR LANDING

BEDROOM ONE 12'1" x 9'4" (3.69m x 2.87m)

Front facing uPVC window, views, radiator, television point, built in wardrobes with storage.

BEDROOM TWO 11'6" x 9'10" (3.51m x 3.00m)

Rear facing uPVC window, views of the Malvern Hills, radiator, door to:

EN-SUITE SHOWER ROOM 7'9" x 2'11" (2.37m x 0.89m)

Front facing obscure uPVC window, shower cubicle with electric power shower, low level WC, wash basin, radiator, extractor fan, spotlights.

BEDROOM THREE 11'3" x 7'8" (3.45m x 2.36m)

Rear facing uPVC window, views of the Malvern Hills, radiator, television point.



BEDROOM FOUR 8'5" x 8'1" (2.57m x 2.48m)

Rear facing uPVC window, views of the Malvern Hills, radiator.

FAMILY BATHROOM 9'1" x 5'6" (2.79m x 1.70m)

Front facing obscured uPVC window, panel bath with glass splash screen and shower over, low level WC, wash basin, heated towel rail.

OUTSIDE

The plot of the property is narrow at the front and widens towards the rear. There is a driveway to the side for about 3 cars and leads to the garage. The rest of the frontage is laid to lawn, with flowering planting. The rear garden is beautifully landscaped with patio seating area to the rear of the house, the rest of the garden is laid to lawn with well stocked borders and specimen trees, enjoying a southerly aspect and a view of the Malvern Hills, There is a side section, ideal for a greenhouse and a garden shed, outside lighting and tap.

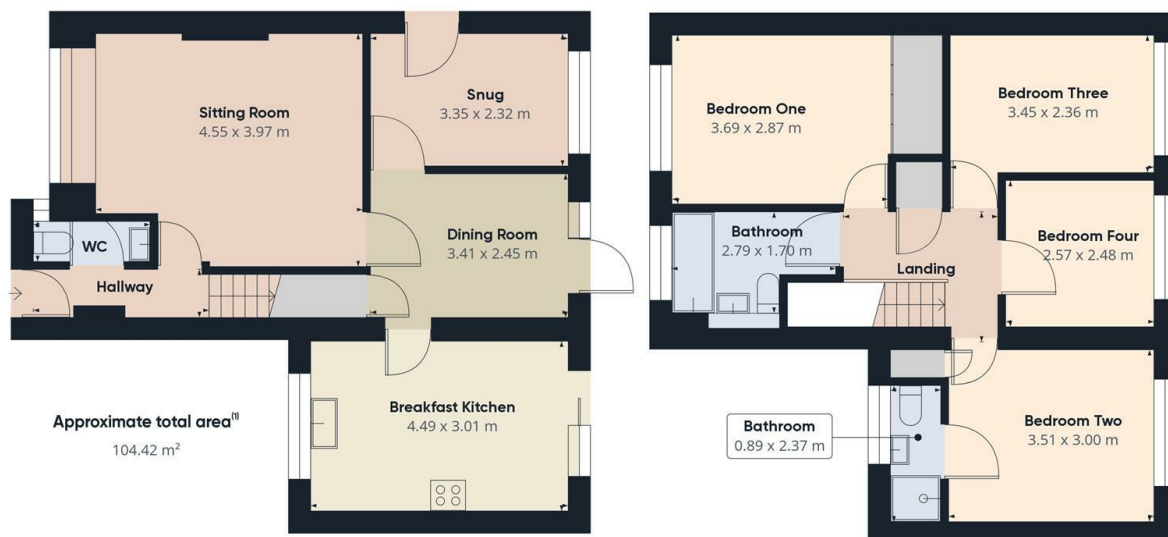
GARAGE AND DRIVEWAY

Detached single garage, metal up and over door, power and light.

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 66 can be found on the right hand side. For further details or to book a viewing, please call Allan Morris in Malvern on 01684 561411.





(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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

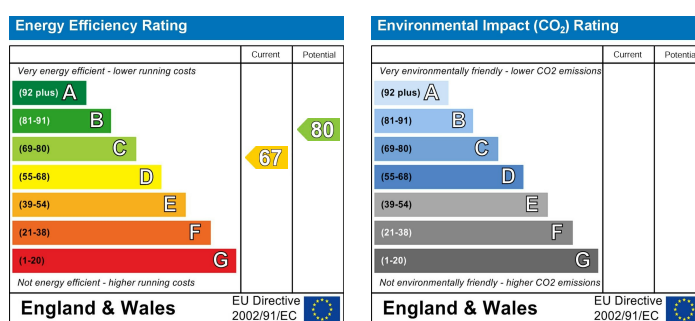
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: D67 Potential: C80

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



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