



Allan Morris
estate agents

13, Pineview Drive, Leigh Sinton, WR13 5FB

 **MAYFAIR**
OFFICE GROUP

Pineview Drive, Leigh Sinton, WR13 5FB

A beautifully presented five bedroomed modern house with larger than average garden space, double garage and off road parking, overlooking countryside. In brief, the accommodation comprises: Entrance hallway, guest WC, open plan dining kitchen with garden room, utility room, living room, family room, office/snug, five bedrooms with two ensuites and a family bathroom. Externally the rear gardens are level and enclosed and separated into 'rooms' for seating, playing, quiet time. To the front are lovely views over the green space to the Hills, driveway and double garage. We recommend early viewing to appreciate this beautiful home.



ENTRANCE

Double glazed door and side panels to:

ENTRANCE HALL

Two built-in storage cupboard, radiator with corner understairs storage cupboard, power points, door to:

GUEST WC

Built-in WC and wall mounted basin, shelving, ladder style radiator.

OPEN PLAN DINING KITCHEN/GARDEN ROOM

Beautifully fitted kitchen area with breakfast bar with drawers and cupboards under quartz topped as are the worktops. Built-in oven, microwave, warm up drawer, wine cooler, fridge freezer, dishwasher, 5 burner gas hob with hood over, stainless steel sink unit, two radiators, space for dining table and chairs, garden room area with patio doors and side panels to the garden, two rear facing double glazed windows.

UTILITY ROOM

Double glazed rear door, built-in base unit with space for washing machine and dryer, Logic central heating boiler, radiator.

LIVING ROOM

A gracious room with feature wall having inset display shelving, downlights, inset television and inset log effect fire, two radiators, one with cover, double glazed patio doors and windows to the rear.

FAMILY ROOM

Front facing double glazed bay window with open views, radiator.

SNUG/OFFICE

With double glazed bay window with open views, radiator.

GALLERIED LANDING

Access to loft space, power points and door to airing cupboard with

radiator, shelving and light, cupboard housing the water storage system.

BEDROOM ONE

Front facing double glazed windows with glorious views up to the Malvern Hills, radiator, built-in wardrobe and door to:

EN SUITE SHOWER ROOM

Glazed shower cubicle, radiator, built-in WC and hand basin, ladder style radiator.

BEDROOM FOUR

Front facing double glazed windows with fabulous view, radiator.

BEDROOM THREE

Front facing double glazed window with a fabulous view, radiator, half panelled walls.

BEDROOM TWO

Rear facing double glazed window, radiator, door to dressing room with shelving and hanging rails, further door to:

EN-SUITE BATHROOM

Obscure double glazed window, panelled bath, built-in WC and hand basin, glazed shower cubicle, ladder style radiator.

FAMILY BATHROOM

Panelled bath, built-in hand basin and WC, ladder style radiator, glazed shower cubicle, door to:

BEDROOM FIVE

Side facing double glazed window, radiator.

REAR GARDEN

The rear garden is fabulously created for entertaining, relaxing and children. It is fully enclosed, to the far end is a play area with bark chipped flooring. There is a level lawned area, raised planters, generous patio area, further composite decked area, with more raised beds. The lawn leads round to a further enclosed lawn area with pedestrian gate to the double driveway.

DOUBLE GARAGE

Up and over door, power and light, electric car charger point.

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 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. There is a management/service charge of approximately £250 per annum for the upkeep of the shared communal green spaced and play area on the development.

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

ENERGY PERFORMANCE RATINGS: Current: B85 Potential: B90

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

GYM/HOME OFFICE (Available by Separate Negotiation 29'3" x 7'4" (8.92m x 2.26m))

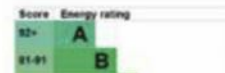
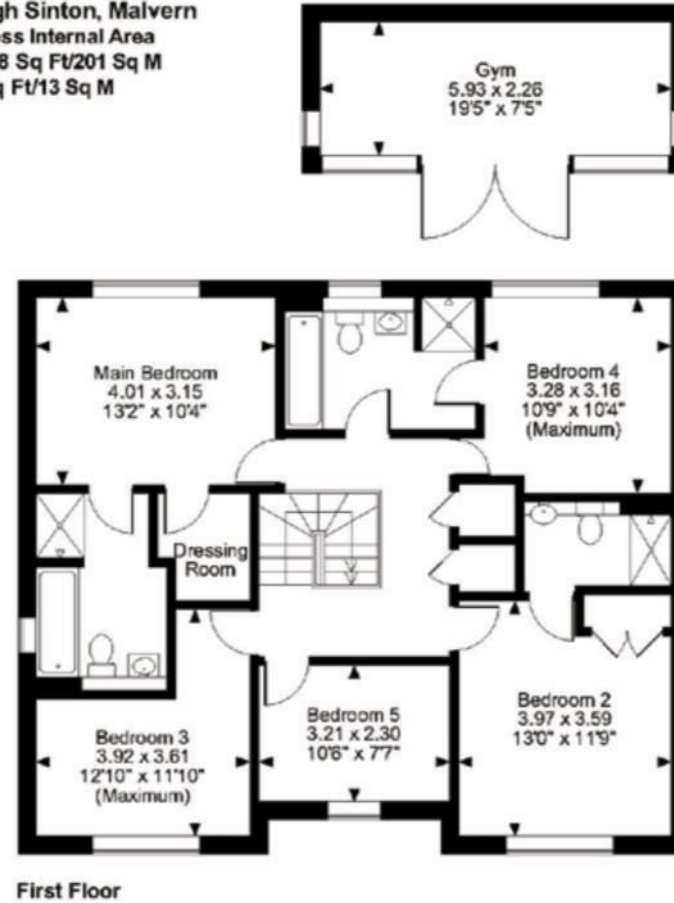
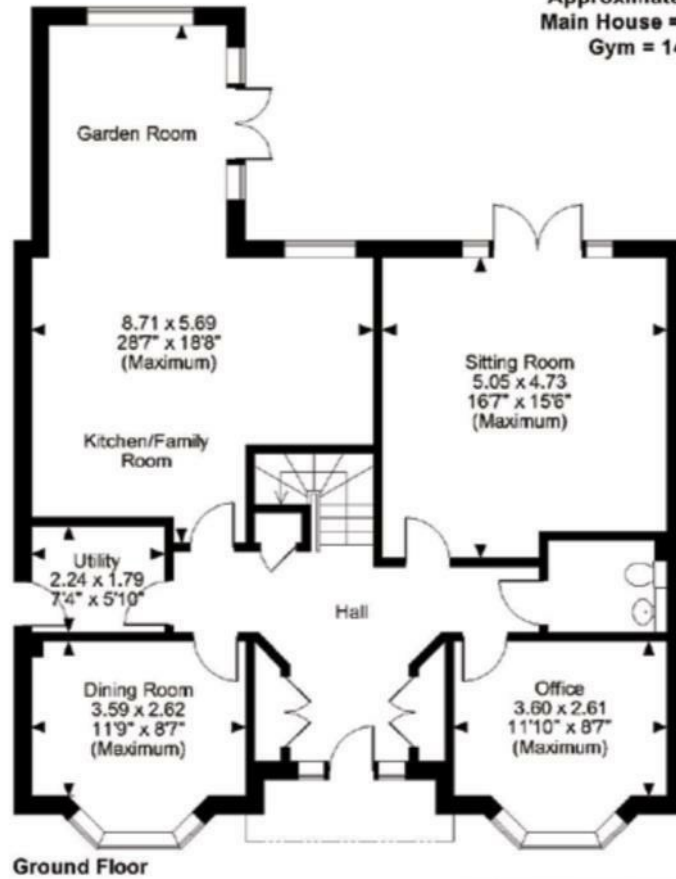
Fully double glazed and insulated, fitted mirror, air con unit, power points, inset downlights.

DIRECTIONS

From the Allan Morris office in Malvern, continue along Worcester Road to the traffic lights bearing left onto Newtown Road. Continue down Newtown Road and continue onto Leigh Sinton Road. At the T-junction (with the Royal Oak Pub on your left) turn left, then take the next left into Kiln Lane. Follow the road continuing straight on at the crossroads into Pineview Drive. Continue to the end and turn left at the play area and the property is located on the left as indicated by the Allan Morris 'For Sale' board'. For more information or to book a viewing please call our Malvern office on 01684 561411

ASKING PRICE - £700,000

Pineview Drive, Leigh Sinton, Malvern
 Approximate Gross Internal Area
 Main House = 2168 Sq Ft/201 Sq M
 Gym = 144 Sq Ft/13 Sq M



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:

- (i) 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;
- (ii) 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;
- (iii) 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;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



