



2 Woodlands Close, Malvern, WR14 4JD

£400,000

A very well presented and well-proportioned, detached family home, situated in a quiet cul-de-sac location. Comprising, hallway, sitting room, dining room, kitchen, WC, four bedrooms and a family bathroom. Driveway for two cars to the fore or the garage and a private and landscaped rear garden. The property is close to Malvern Wells primary school and St Werstans nature reserve and we highly recommend an early viewing to appreciate the accommodation and position on offer.



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ENTRANCE PORCH

A recessed Entrance Porch with red quarry tiled flooring and outside light lead to the uPVC glazed entrance door.

ENTRANCE HALLWAY 15'1" x 3'8" (4.60m x 1.14m)

Double radiator, staircase rising to the first floor. Doors to:

CLOAKROOM

Obscure double glazed window to side aspect. Fitted with a white suite comprising wash basin and low-level WC and radiator

KITCHEN 8'4" x 12'9" (2.55m x 3.91m)

The kitchen is comprehensively fitted with a range of white high gloss, base and eyelevel units with black granite effect worksurface over. One and a half bowl sink unit with 'Insinkerator' and spray head mixer tap. Integrated Smeg dishwasher and fridge freezer, ceramic tiled flooring, breakfast bar with stools. Belling electric range cooker with five ring hob and extractor above. Concealed gas central heating boiler, double glazed window overlooking the rear garden and part glazed door to side.

SITTING ROOM 19'7" x 12'0" (5.97m x 3.68m)

uPVC double glazed bay window to the front with a view towards the Malvern Hills, radiator, TV aerial point and opening to the Dining Room.

DINING ROOM 8'6" x 12'0" (2.60m x 3.66m)

Double glazed patio doors leading to the rear garden and double radiator.

FIRST FLOOR LANDING

First Floor Landing with hatch to loft space with pull down ladder, doors to all rooms and door to airing cupboard with shelving and lagged hot water cylinder.

BEDROOM ONE 12'6" x 9'10" (3.82m x 3.00m)

Double glazed window to front with a view towards the Malvern Hill. Fitted with a range of full height wardrobes to one wall, radiator.

BEDROOM TWO 13'1" x 8'8" (4.00m x 2.66m)

Double glazed window to front aspect, radiator.

BEDROOM THREE 11'6" x 9'3" (3.52m x 2.84m)

Double glazed window to rear aspect, radiator.

BEDROOM FOUR 8'5" x 7'11" (2.59m x 2.42m)

Double glazed window to rear aspect, radiator.

BATHROOM

Re-fitted family bathroom with a P shaped bath with mixer tap and mains shower with rainfall showerhead. Wash basin, low-level WC, radiator, ceramic tiling to walls and floor, spotlights and obscure double glazed window to rear aspect.



OUTSIDE

Outside - To the front of the property is a double width block paved driveway providing ample parking and leading to the part Integral Garage with metal up and over door, light, power and door to side. There is a useful bin store located to the rear of the garage.

The fore garden is laid to lawn with an attractive shrub border and ornamental tree and pathways continue to the both sides of the property to gated access leading to the rear garden beyond.

The rear garden is of particular feature of this family home, having a natural stone paved patio seating area adjoining the dining room and pathway leading to a further corner, pergola covered seating area with productive grapevine which is a great entertaining area. The remainder garden is primarily laid to lawn with ornamental hedging, sleeper edged shrub beds and conifer hedging to the rear.

DIRECTIONS

From our Malvern office proceed on the A449 towards Ledbury, bearing left into Upper Welland Road. Left into Assarts Lane and then bear right. Woodlands Close is on the right and the property on the left as indicated by the Agents For Sale board. For more viewings or to arrange a viewing, please call our Malvern office on 01684 561411.

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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, this does include the fitted blinds.

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: D62 Potential: B84

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA:

ASKING PRICE - £400,000





Floor 0



Floor 1

Allan Morris

Approximate total area⁽¹⁾
119.44 m²

(1) Excluding balconies and terraces

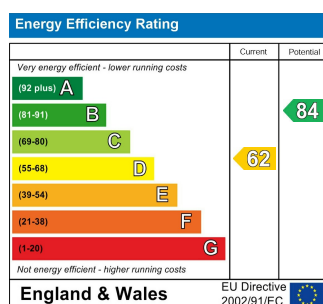
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EPC

Material Information Report



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