



2, Hayley View, Alfrick, WR6 5JT

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Hayley View, Alfrick, WR6 5JT

This is a highly individual, barn style home on a modern development in the heart of the popular village of Alfrick. 2 Hayley View is a spacious four bedroom detached family home that benefits from a double height fully glazed entrance hall, generous ground floor reception rooms leading out to the garden. Central to this impressive home is an extensive, high quality open plan kitchen/breakfast room, with bi-fold doors opening onto the garden. Two further family rooms on the ground floor also open to the gardens and provide space and flexibility of use. Upstairs, there is a open landing with full height windows. The master bedroom incorporates an en-suite shower room. The further three bedrooms will accommodate a growing family and there is also a full family bathroom with separate shower and bath. Outside, there is a double garage with electric doors and an enclosed rear garden, ideal for enjoying the sun and alfresco dining.

LOCATION

The village of Alfrick is renowned by its residents for its community and its amenities. The village boasts a local shop, post office, coffee shop and village hall. Furthermore, its location places it within an enviable catchment area for quality schools in Worcester, Malvern and Hereford.

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs.

Malvern has very good shopping facilities, a Waitrose superstore in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.



ENTRANCE HALLWAY 18'2" x 11'10" (5.56m x 3.63m)

Light and airy Entrance Hallway with full height windows, double doors to the front and rear, Karndean wood effect flooring, oak spindle banister and central staircase leading to first floor landing, storage cupboard under stairs with light and power point.

WC

Low level WC, wash basin, radiator.

SITTING ROOM 18'1" x 15'5" (5.52m x 4.71m)

Bi-fold doors to the rear open to the garden, two radiators, television point, door to study, spot lights.

DINING ROOM/STUDY 15'1" x 9'8" (4.60m x 2.97m)

Triple aspect with side and rear facing uPVC window, front facing bifold doors, telephone and broadband point, radiator, spot lighting.

KITCHEN/DINING ROOM 18'2" x 15'4" (5.54m x 4.69m)

Rear facing bi-fold doors open to the garden, contemporary range of fitted kitchen units with integral appliances, quartz worktops, Bosch electric induction hob with stainless steel extractor hood over, Bosch electric double oven, integral dishwasher and washing machine and fridge freezer. Central island unit with quartz worktops and breakfast bar, Range of fitted storage cupboards, Karndean wood effect flooring, spot lighting and under unit lighting, space for large dining table

FIRST FLOOR LANDING

Open galleried landing with full height windows to the front and back, oak spindle banister, radiator, loft access, wall light points. Oak doors to;

BEDROOM ONE 14'0" x 9'7" max (4.27m x 2.94m max)

Dual aspect with rear and side facing double glazed window, built-in wardrobe with sliding mirrored doors, television point, radiator, door to:

EN SUITE

Recessed shower cubicle, low level WC, wash basin, heated towel rail, extractor fan, spot lighting.

BEDROOM TWO 16'4" x 8'2" (4.98m x 2.50m)

Side facing double glazed window, television point, radiator.

BEDROOM THREE 18'1" x 8'1" (5.53m x 2.48m)

Rear facing double glazed window, twin bedroom with two radiators, television point.

BEDROOM FOUR 8'11" 7'10" (2.72m 2.39m)

Rear facing uPVC double glazed windows, radiator, television point.

BATHROOM 9'2" x 5'6" (2.81m x 1.69m)

Recessed double shower cubicle, panel bath, low level WC, wash basin, heated towel rail, spot lighting, extractor fan.

OUTSIDE - FRONTAGE

Gardens surround the property, laid predominately to lawn, path from driveway to gated side access and front door, exterior lighting.

REAR GARDEN

Enclosed by timber fencing, patio seating area, rest of garden is laid to lawn with planted borders, seating area with timber pergola over, gated side access door to rear of garage.

GARAGE 19'7" x 19'3" (5.99m x 5.87m)

Detached timber double garage with additional storage, power and light, two electric roller doors, parking for two cars to the fore.

DIRECTIONS

Proceed out of Malvern in the direction of Leigh Sinton. On reaching Leigh Sinton turn left and first right onto Sherridge Lane. Proceed to the end of the lane and turn left. Take the first turning right onto Hopton Lane and proceed over the small bridge, past the properties on both sides of the road and continue to the T-junction. Turn left and proceed to Alfrick and at the village green with the war memorial, bear right into Folly Road and take the next right into Hayleys View.

ADDITIONAL INFORMATION

Tenure: We understand the property to be Freehold but this point should be confirmed by your solicitor. Andrews Management Co look after the maintenance of the communal and green spaces of the development and there is an annual service charge.

Fixtures and Fitting :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 electricity, drainage and water are connected. The gas is metered and provided by an LPG tank situated at the front of the close for all residents of the Hayleys View development. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoing: Local Council: Malvern Hills District Council on 01432 260000 at the time of marketing the Council Tax Band is: F

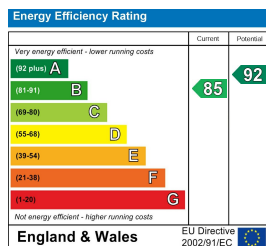
EPC Rating: Current: B85 Potential: A92

ASKING PRICE

£650,000



EPC



Material Information Report



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