



**1 Quest Hills Road, Malvern, WR14 1RJ**

**£500,000**

An imposing and deceptively spacious period end terrace family home in a popular residential area in Malvern. This period property offers flexible, refurbished accommodation over four floors with a generous corner plot garden and parking. Located with easy access to Great Malvern & Malvern Link amenities and conveniently close to the station. The property comprises; reception hall, family room, dining kitchen, two double bedrooms and a refitted family bathroom to first floor, master bedroom with plumbing for an ensuite to the second floor. Lower ground floor with cloakroom, sitting room with log burner, double bedroom and ensuite, and offers a range of potential uses such as home office or annex with independent access.





# 1, Quest Hills Road, Malvern, Worcestershire, WR14 1RJ

Solid original door opens to:

## RECEPTION HALL

Front aspect window, stairs to first and lower ground floor, wooden flooring. Doors to:

## FAMILY ROOM

Side aspect window, original decorative fireplace, tiled hearth, wooden floor, double radiator.

## DINING KITCHEN

With refitted kitchen units to eye and base level with double Belfast sink, and giving ample storage space plus integrated appliances including washing machine, dishwasher, fridge and freezer, space for a Rangemaster cooker, granite worktops.

## LOWER GROUND FLOOR

Side aspect window, oak door to:

## WC

With WC, wash basin, heated towel rail, extractor fan.

## INNER HALL

With oak door to built-in cupboard, open to sitting room and oak door to:

## BEDROOM FOUR

Side aspect double glazed window, space saving radiator, extractor fan, double doors to sitting room. Door to:

## SHOWER ROOM

Tiled shower enclosure with thermostatic shower, extractor fan, wash basin with cupboard under, WC, heated towel rail.

## SITTING ROOM

Rear aspect window, double radiator under, reclaimed brick fireplace with decorative log burner, door to garden, wood laminate floor, fitted storage cupboards with hidden sink and built-in fridge, extractor fan, built-in cupboard with gas central heating boiler.

## FIRST FLOOR LANDING

Front aspect window, double radiator, wood floor, stairs to second floor. Doors to:

## BEDROOM TWO

Side aspect window, original decorative fireplace, stripped wood floor, radiator.

## BEDROOM THREE

Side aspect window, original decorative fireplace, painted wood floor, radiator.

## BATHROOM

Front aspect window, tiled walls and floor, refitted suite with bath with rainfall and adjustable showers, WC, wash basin, space saving radiator, extractor fan, sensor light mirror.



## SECOND FLOOR LANDING

With door to:

### BEDROOM ONE

Front aspect window with view of the hills, two double radiators, exposed beams, doors to eaves storage and concealed area for storage/wardrobes, hatch to loft space.

### OUTSIDE

Off road parking to the side of the property with gated and dog proof fencing to the garden. The garden is to three sides getting large amount of sunshine with large lawn and small trees plus a natural spring fed stream at the bottom of the garden. Within the garden are four sheds for storage. There is a patio area adjoining the lower ground floor sitting room.

### DIRECTIONS

From Great Malvern follow the Worcester Road towards Malvern Link Go straight on at the traffic lights at Link Top and just after the second set of lights turn left into Albert Park Road. Take the fourth right into Quest Hills road and no. 1 can be found immediately on the left hand side as indicated by our For Sale board. For more information, or to arrange a viewing, please telephone us on 01684 561411.

### 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.

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

**ENERGY PERFORMANCE RATINGS:** Current: D65  
Potential: B81

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





