



Thornton, 88 St. Andrews Road, Malvern, WR14 3PP

£425,000

A beautifully presented, extended, light and airy, detached two double bedroom bungalow with private west facing rear garden in a sought after location within easy access to Great Malvern & Barnards Green. The accommodation comprises: entrance hall, dual aspect sitting room with wood burner, large separate dining room, fitted kitchen, walk in pantry, side porch, rear hall, two double bedrooms, large walk in shower room. Further benefits include: gas central heating, double glazing, front garden with block pave driveway providing off road parking, and private west facing rear garden backing onto Malvern Hills Trust land. Viewing a must to appreciate the condition and position of the home on offer.



Thornton, 88, St. Andrews Road, Malvern, WR14 3PP

ENTRANCE HALL

Access via an obscure glass double glazed uPVC wood effect security door, two ceiling light points, radiator, parquet wood flooring, double glass doors to:

SITTING ROOM 16'8" x 14'0" (5.10m x 4.28m)

Dual aspect sitting room with double glazed windows to rear and side aspect overlooking the garden, ceiling light point, coving, feature opened fireplace with floor mounted wood burner, slate hearth, radiator.

KITCHEN 12'2" x 8'11" (3.73m x 2.73m)

Twin side aspect double glazed windows, ceiling light point, fitted kitchen comprising: range of floor and wall mounted cream units under a wood block effect work top, stainless steel one and a half bowl sink unit, Cream rangemaster five hob cooker with matching extractor over, integral fridge, integral freezer, integral washer dryer, radiator, tiled floor.

WALK IN PANTRY/CLOAKROOM

Front aspect obscure glass double glazed window, fitted storage units to match kitchen, space for appliances, continued parquet wooden flooring, NB previously a cloakroom, the plumbing is still in place under the units.

DINING ROOM 18'8" x 15'4" (5.71m x 4.68m)

Side aspect double glazed window, ceiling light point, radiator, double glazed French doors with matching picture windows to each side giving access to the rear garden south west facing patio with space for table and chairs and al fresco dining, radiator, door to:

INNER HALL

Ceiling light point, access to roof space, glazed door to utility/side porch, doors to:

BEDROOM ONE 15'5" max into bay x 10'2" (4.71m max into bay x 3.11m)

Front aspect double glazed bay window, ceiling light point, picture rail, radiator.

BEDROOM TWO 13'10" x 10'1" (4.22m x 3.08m)

Front aspect double glazed window, ceiling light point, picture rail, radiator.

BATHROOM/WET ROOM 6'6", 11'6" x 6'4" (2.34m x 1.94m)

Twin side aspect double glazed obscure glass windows, recessed ceiling downlighters, extractor, large open shower area with rainfall body shower, wash hand basin, storage drawers below, push flush WC, heated towel rail, built-in airing cupboard containing wall mounted Worcester gas boiler.

SIDE PORCH

Side aspect obscure glass double glazed window, ceiling light point, obscure glass double glazed door to driveway and side passage, wall mounted electric radiator, wood plank effect flooring.



FRONT GARDEN

Property is accessed from St Andrews Road via a pillared driveway entrance, and gated pedestrian entrance. Sat behind a picket fence is a low maintenance front garden mostly laid to block pave providing off road parking for four/five cars. Within the garden are a number of mature flower and shrub beds with gated access to either side, leading to the rear garden.

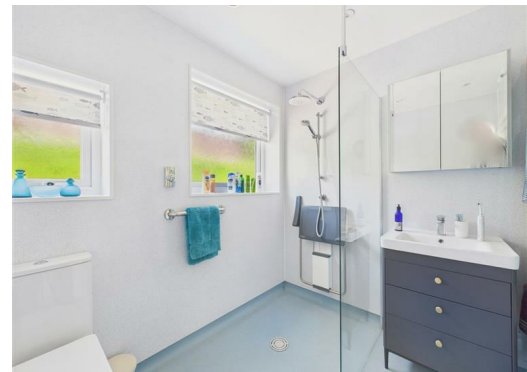
REAR GARDEN

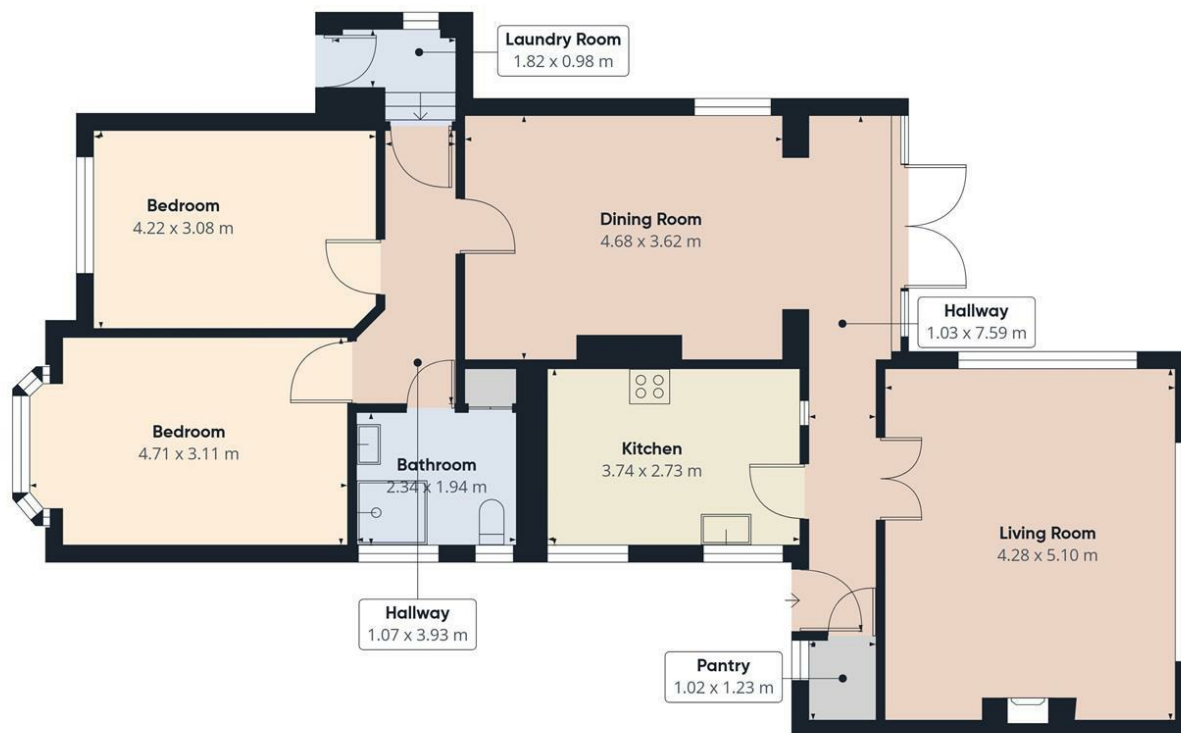
Private, westerly, landscaped rear garden with direct access onto Malvern Hills Trust land to the rear. Accessed from the dining room is an initial paved patio area, small ornamental pond to the side, plenty of space for table and chairs for al fresco dining, steps lead up to the main part of the garden with a second patio area with space for table and chairs which opens to a formal lawn with a wide range of flower and shrub beds. To the south side of the property is a large timber shed, greenhouse and raised beds, a rose covered gazebo sits in the centre of the garden and provides a path through the rear lawn and in the far corner of the garden is a further area with potential for vegetables or herb gardens and a gated access leading out onto Malvern Hills Trust land.

DIRECTIONS

From the town Great Malvern, proceed down Church Street and go straight across at the traffic lights. Turn right onto Avenue Road and first right into Priory Road. At the fork in the road, bear left onto Woodshears Road and proceed past Malvern College on the right, to the junction with Court Road. Turn right and proceed along St Andrews Road, where the property can be found on the right hand side after some distance as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries, please either call the office on 01684 561411 or email malvern@allan-morris.co.uk

WHAT THREE WORDS: foam.intend.pops





Approximate total area⁽¹⁾
99.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 electricity, water, gas 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.

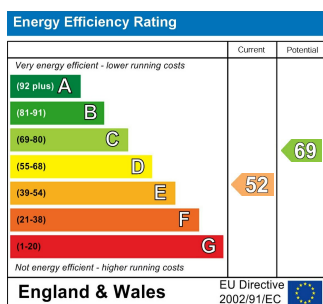
OUTGOINGS: Local Council: Malvern Hills District Council at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: E52 Potential: C69

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

EPC

Material Information Report



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:

- 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;
- 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;
- 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;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn