



16 Wykewane, Malvern, WR14 2XD

£475,000

A detached family house in a quiet, residential area of Malvern with primary and secondary schools within a short walk, plus a range of shops and facilities in Barnards Green, and a main line train station in Great Malvern. The property offers well proportioned accommodation comprising:- reception hall, cloakroom, L-shaped lounge/diner with patio doors to the garden, separate dining room/office, fitted kitchen with dining area, utility, four bedrooms and a shower room. The property faces West and has a view of the hills, with a garage and double width parking, front garden and easily maintained rear garden. Further benefits include gas central heating from a boiler fitted in 2021 and double glazing.



16, Wykewane, Malvern, Worcestershire, WR14 2XD

Opaque double glazed door with matching side panel opens to:

RECEPTION HALL

With radiator, stairs to first floor with understairs storage area, central heating thermostat. Doors to:

CLOAKROOM

Front aspect opaque double glazed window, concealed cistern WC, radiator, wash basin with fitted cupboard under and mirror over.

LOUNGE/DINER

Front aspect double glazed window, radiator, stone fireplace with gas point, radiator, rear aspect patio doors to garden. Door to kitchen.

INNER HALL

With hanging for coats and door to:

DINING ROOM/OFFICE

Front aspect double glazed window, radiator, hatch to kitchen, built-in shelved cupboards.

KITCHEN/BREAKFAST ROOM

Two rear aspect double glazed windows, fitted kitchen units to eye and base level with one and a half bowl single drainer sink unit with mixer tap, Rangemaster Toledo gas and electric cooker, extractor fan, Bosch dishwasher, integrated Electrolux fridge, larder cupboard. Double radiator. Open to:

DINING AREA

With rear aspect double glazed window, opaque double glazed door to garden, radiator. Door to:

UTILITY

Rear aspect double glazed window, part glazed door to garden, plumbing for washing machine, single drainer sink unit with cupboard under, space for further appliances, storage cupboard, door to garage.

GARAGE

Up and over door, light and power.

HALF LANDING

With side aspect opaque double glazed window.

LANDING

With radiator, door to cupboard housing Worcester gas central heating boiler. Doors to:

SHOWER ROOM

Side aspect opaque double glazed window with shutters, tiled shower enclosure with thermostatic shower, cabinet enclosed wash basin with cupboard over, WC, radiator, fully tiled walls, extractor fan.



BEDROOM ONE

Front aspect double glazed window with view of the Hills, built-in shelved cupboard, built-in wardrobes to one wall with hanging, half hanging and shelving.

BEDROOM TWO

Rear aspect double glazed window, radiator under.

BEDROOM THREE

Rear aspect double glazed window, radiator under.

BEDROOM FOUR

Rear aspect double glazed window, radiator under.

OUTSIDE

To the front of the property is a block paved area of drive for two cars, plus a small lawn and low wall at the boundary. The rear garden has a lawn, an area for growing vegetables, a greenhouse, mature hedged border, a patio adjacent the house and an outside tap.

DIRECTIONS

From the office proceed to Barnards Green. Go straight on in the direction of Upton, going through the shops, past the pond on the right and take the second left into Eston Avenue and immediate right into Wykewane. Follow the road round to the left and No 16 can be found on the right hand side.

what3words

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Approximate total area⁽¹⁾
152.7 m²

Reduced headroom
2.7 m²

(1) Excluding balconies and terraces

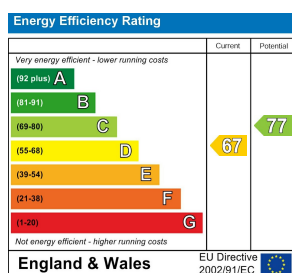
Reduced headroom
..... Below 1.5 m

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

GIRAFFE360

EPC

Material Information Report



TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: The window blinds are included in the sale price and those items referred to in these particulars.

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: D67 Potential: C77

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

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