



**3, Crispin Drive, Malvern, WR14 1FB**

**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Crispin Drive, Malvern, WR14 1FB

We are delighted to offer For Sale this fantastic modern detached house situated on a substantial plot in a private setting with accommodation in excess of 2,500 sq ft (inc garage). The spacious accommodation comprises; entrance porch, reception hall, sitting room, garden room, dining room, study, breakfast room and kitchen, utility room, rear lobby, cloakroom/shower room, spacious landing, master suite with dressing area and en-suite bathroom, further guest bedroom with en-suite and two further double bedrooms, family bathroom. Further benefits of interest are double glazing, off road parking, double garage, brick built store and detached brick built workshop, all set in delightful landscaped grounds. We highly recommend an early viewing to appreciate the position, plot and spacious accommodation on offer.

## LOCATION

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 is 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.

There is excellent schooling from both the private and state sectors including the adjacent Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

## GROUND FLOOR

### ENTRANCE PORCH 5'9" x 9'8" (1.77m x 2.97m)

Two double glazed windows to either side of front door, double glazed windows to side, two wall light points and tiled floor, obscure wooden multi-panelled glazed door opens to;

### RECEPTION HALL

A generous and welcoming space from where the stairs rise to first floor, there are two useful storage cupboards, radiator, wall mounted thermostat control point and door to:

### STUDY 7'4" x 9'3" (2.26m x 2.82m)

Double glazed window to front, radiator, telephone and broadband point.



### DINING ROOM 15'2" x 12'7" (4.64m x 3.86m)

Double glazed window with views to front aspect. The main focal point of this room is a wooden feature fireplace with cast iron open grate and tiled hearth, two wall light points, radiator.

### GROUND FLOOR SHOWER ROOM 6'0" x 5'8" (1.85m x 1.74m)

Suite of close coupled WC, pedestal wash basin with mixer tap, corner shower enclosure with thermostat control shower over, tiled splashbacks, extractor, chrome wall mounted heated towel rail.

### BREAKFAST ROOM 8'0" x 11'10" (2.46m x 3.62m)

Double glazed window to rear, radiator, archway to kitchen and door to reception hall.

### BREAKFAST KITCHEN 16'5" max x 11'8" (5.01m max x 3.56m)

Fitted with a range of modern drawer and cupboard base units with roll edged worktop over and matching wall units incorporating display cabinets and corner shelving. Range of integrated appliances including Hotpoint dishwasher, fridge and space for microwave. There is space for a range cooker with matching stainless steel extractor hood over. One and a half bowl stainless steel sink unit with drawer and mixer tap under a double glazed window with views over the garden, tiled splashbacks, radiator and ceramic tiled floor to:

### SITTING ROOM 21'4" x 12'3" (6.51m x 3.74m)

A generous and well proportioned room with two double glazed windows to side and open grate set into a brick chimney breast with lit alcove to either side and tiled hearth. Two ceiling light points, radiators, obscure wooden door giving access to the rear garden. Double doors lead to the breakfast room, two double glazed doors with matching side panels open to:

**GARDEN ROOM 12'5" x 11'8" (3.79m x 3.56m)**

Flooded with natural light through the double glazed windows to three sides incorporating double doors opening onto the patio, orangery style roof, hardwood flooring, inset ceiling spotlights and radiator.

**UTILITY ROOM 8'6" x 9'5" (2.60m x 2.89m)**

Double glazed window to front aspect, further range of additional modern cupboard base units with roll edged worktop over and matching wall units, stainless steel sink unit with mixer tap and drainer, tiled splashbacks, space and plumbing for washing machine, radiator and door to:

**REAR LOBBY 7'9" x 9'4" (2.37m x 2.86m)**

Further range of cupboard and work surface space with matching wall units, stainless steel sink unit with mixer tap, tiled splashbacks and wall mounted boiler, ceramic tiled floor, radiator, double glazed window to rear, obscure wooden door to rear, wall mounted gas boiler, door to garage.

**FIRST FLOOR LANDING 8'3" x 7'7" (2.52m x 2.33m)**

Light and airy with double glazed dormer window to front with fine views, radiator, two useful built in storage cupboards, airing cupboard housing a hot water tank with shelving over. Door to:

**BEDROOM ONE 13'8" into dormer x 12'7" (4.19m into dormer x 3.85m)**

Double glazed window to rear with views over the landscaped garden to the Malvern Hills beyond, wall light points, wall mounted thermostat control point, radiator and feature arch to:

**DRESSING AREA**

Range of built in double wardrobes on either side with hanging and shelf space. Door to:

**EN-SUITE BATHROOM 7'10" x 7'3" (2.41m x 2.22m)**

With a modern suite comprising: close coupled WC, vanity wash hand basin with mixer tap and cupboard under, pannel bath with mixer tap, corner shower enclosure with thermostatically controlled shower, tiled splashbacks, tiled floor and useful built in storage cupboards, inset ceiling spotlight and obscure double glazed window to rear.

**BEDROOM TWO 11'3" x 9'8" (3.45m x 2.96m)**

Double glazed window to rear, loft access point and radiator. Door to:

**EN-SUITE SHOWER ROOM**

Close coupled WC, corner shower enclosure with thermostatically controlled shower over, wall mounted wash hand basin, tiled splashbacks, wall mounted heated towel rail, extractor fan.

**BEDROOM THREE 10'7" x 12'7" (3.25m x 3.84m)**

A generous double bedroom with glazed window to front with views, radiator.

**BEDROOM FOUR 10'0" x 9'4" (3.05m x 2.85m)**

Double glazed dormer window to front and radiator.

**FAMILY BATHROOM 7'5" x 5'3" (2.27m x 1.62m)**

With modern suite comprising: low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and thermostatically controlled shower over, tiled splashbacks, wall mounted chrome heated towel rail, inset ceiling spotlights, obscure double glazed window to side aspect.

**OUTSIDE**

The majority of the garden and grounds lie to the rear of the property and where a block paved driveway extends from the property and leads to a large lawn with central shaped bed stocked with a variety of plant, shrubs and trees. The whole garden is

enclosed by a fence and hedged perimeter and the lawn continues to both sides of the property. To one side there is a useful brick built store (with mains power) with pitched roof incorporating a wood store. Throughout the garden there is a number of mature specimen trees and the garden further benefits from a greenhouse with attached shed, various outside light points and water tap. Greenhouse and timber shed.

At the bottom of the garden an archway in the perimeter hedge leads to a compost and storage area which is a useful enclosed space with brick built workshop (6.00m x 2.90m) under a pitched tiled roof with double doors to front and power.

**GARAGE 17'1" x 17'5" (5.23m x 5.31m)**

Double doors, light, power and access to loft space, glazed window to rear.

**DIRECTIONS**

From Great Malvern proceed north on the A449 Worcester Road heading towards Worcester. Continue though Malvern Link and just before the Texaco garage on your right turn left into Lower Howsell Road. Continue on this road for some distance and turn right into Crispin Drive. At the head of the cul-de-sac the driveway to 2 and 3 Crispin Drive continues through vehicular gates, keep right and 3 Crispin Drive will be seen on the right hand side.

**VIEWINGS**

By appointment only via Allan Morris in Great Malvern 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: E

ENERGY PERFORMANCE RATINGS: Current: D61 Potential: C73

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

**ASKING PRICE - £750,000**

Approximate total area<sup>(1)</sup>

259.99 m<sup>2</sup>

Reduced headroom

3.91 m<sup>2</sup>

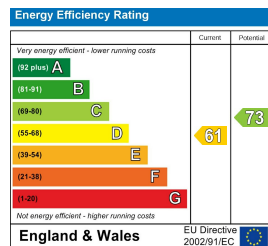
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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## EPC



## Material Information Report



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