



10, Nash Green, Leigh Sinton, Malvern, WR13 5DR

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Nash Green, Malvern, WR13 5DR

A particularly spacious and well appointed detached bungalow, situated in a cul-de-sac location in this popular village. The property has been significantly upgraded and the accommodation comprises; porch, entrance hallway, sitting room with fireplace, dining room, garden room, re-fitted kitchen with built in appliances, utility room and laundry room. Three bedrooms, all with fitted furniture and storage, en-suite shower room to the master and a re-fitted family shower/bathroom. The property has a block paved driveway, detached double garage, manageable and enclosed rear garden. We highly recommend early viewing this immaculate and well proportioned detached property.



LOCATION

Nash Green is located in the village of Leigh Sinton, within walking distance of the village facilities which include a shop, post office, primary school, public house and takeaway. Malvern is a short drive away with the world renowned Malvern Theatres, a wide range of independent shops, Waitrose, great public and private schooling, two mainline railway stations and the Malvern Hills Area of Outstanding Natural Beauty with its extensive network of footpaths and bridleways.

PORCH

Composite front door, inner door to:

ENTRANCE HALL

Storage cupboard with light, loft access, airing cupboard with slatted shelving.

SITTING ROOM 14'3" x 13'10" (4.35m x 4.23m)

Front facing double glazed bay window, radiator, stone fire surround with a living flame gas fire.

DINING ROOM 9'11" x 9'7" (3.04m x 2.93m)

Open plan to kitchen and garden room, electric wall radiator.

GARDEN ROOM 8'9" x 9'8" (2.69m x 2.97m)

Low wall and uPVC windows, radiator, doors open to garden, spotlighting.

KITCHEN 9'8" x 14'4" (2.97m x 4.38m)

Range of eye and base level units, extensive worktops with inset sink, integrated appliances included: fridge freezer, electric oven, hob, extractor hood, dishwasher. Door to:

UTILITY ROOM 7'10" x 5'0" (2.40m x 1.54m)

Range of cupboards and worktops, boiler concealed in a cupboard, sink and mixer tap, open to;

LAUNDRY ROOM 6'7" x 9'6" (2.02m x 2.90m)

Door and windows overlook the garden, further worktops over cupboards, plumbing for washing machine, radiator.

INNER HALLWAY

Doors to;

BEDROOM ONE 12'7" x 11'4" (3.84m x 3.47m)

Rear facing uPVC window, radiator, range of fitted storage and built in wardrobes.

EN SUITE

Rear facing obscure uPVC window, double shower cubicle with rainfall shower , wash basin, low level WC, part tiled walls , heated towel rail.

BEDROOM TWO 8'3" x 10'7" (2.54m x 3.23m)

Front facing uPVC window, radiator, range of built-in wardrobes.

BEDROOM THREE 9'2" x 10'0" (2.80m x 3.07m)

Front facing uPVC window, radiator, built-in storage.

BATHROOM 6'9" x 7'5" (2.07m x 2.28m)

Side facing obscure uPVC window, low level WC, wash basin with storage below, large corner shower cubicle with rainfall shower over, additional storage units, radiator.

GARAGE 17'11" x 18'0" (5.48m x 5.49m)

Detached double garage, one electric door, one manual, power and light, storage space in eaves.

FRONT GARDEN

Laid to lawn with block paved path to front door and gated side access. Block paved double driveway to the fore of the garage.

REAR GARDEN

Low maintenance with central lawn, paved patio seating areas and paths, greenhouse, two outside taps, gated side access.

DIRECTIONS

From Great Malvern, proceed along Worcester Road in the direction of Worcester and at the traffic lights, bear left and round to the right onto Newtown Road. Follow the road along to the Church of Ascension on the right where the road becomes Leigh Sinton Road. Take the road out of Malvern until reaching the T junction with the Worcester/Hereford Road. Turn left and then first right into Nash

Green, follow the road to the left and no.10 can be found on the right hand side at the head of the cul-de-sac. For more details or to book a viewing, please call our Malvern office on 01684 561411.

what3words

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ASKING PRICE

£565,000

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, but includes carpets, curtains, blinds and light fittings.

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: D63 Potential: C78

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



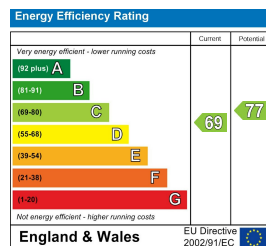
Approximate total area^m
140.3 m²

(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

EPC



Material Information Report



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