



5 Westlyn Close
Malvern, WR14 2SJ

Andrew Grant

5 Westlyn Close

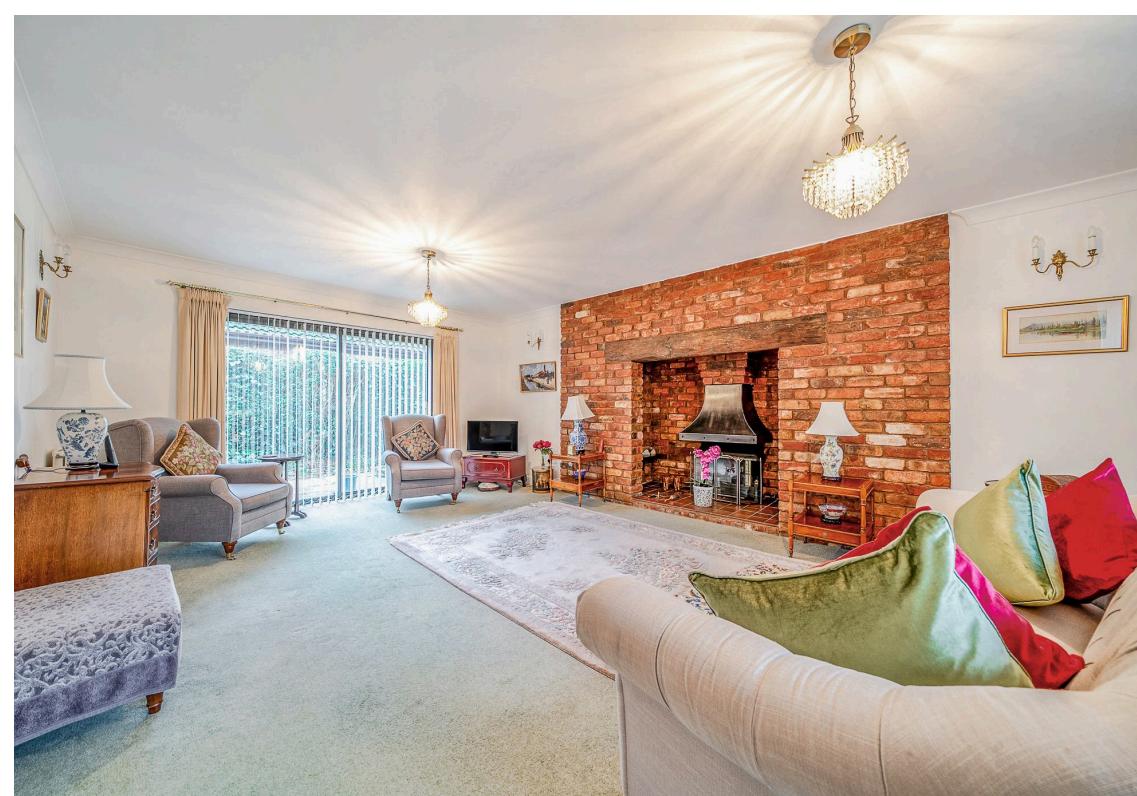
Malvern, WR14 2SJ

5 Bedrooms 3 Bathrooms 2 Reception Rooms

A generously proportioned detached bungalow offering versatile accommodation, mature gardens and excellent parking, set within a peaceful cul de sac close to Malvern's amenities and transport links.

- Substantial detached bungalow offering flexible living and bedroom accommodation.
- Enormous rear sitting room with feature fireplace and garden outlook.
- Manageable and private garden ideal for low maintenance enjoyment.
- Driveway parking with integral double garage.
- Peaceful cul de sac location close to Malvern amenities and transport links.

This well planned detached bungalow offers generous single storey accommodation with a balanced and flexible layout. The property features well-defined reception spaces filled with natural light, including a conservatory that forms an additional living area with a pleasant connection to the garden. The kitchen is sensibly positioned for everyday use and links conveniently with the dining room, creating a practical arrangement for family life and entertaining. Five bedrooms offer adaptable accommodation, including a primary bedroom with en suite facilities, supported by a main bathroom and a further en suite. Outside, the rear garden provides a peaceful and established setting with lawn and mature boundaries, while to the front the property benefits from driveway parking and an integral double garage within a quiet cul de sac close to Malvern town and the surrounding countryside.



2249 sq ft (208.9 sq m)



The kitchen

The kitchen provides a practical and well arranged space suited to everyday living, with generous work surfaces and storage. Positioned next to the dining room, it offers clear potential for opening through to create a more connected layout. A door provides direct access outside, enhancing convenience and supporting an easy flow between indoor and outdoor living.





The dining room

The dining room offers a well-defined space ideally suited to both everyday family meals and entertaining, positioned neatly between the kitchen and the main reception areas. Patio doors open directly onto the garden, providing a natural connection to the outdoor space and added flexibility for larger gatherings.



The living room

The living room forms an impressive main reception space positioned at the rear of the property. A feature fireplace creates a natural focal point, while generous proportions allow flexible use for both relaxing and entertaining. Windows provide a pleasant outlook across the garden and the room connects easily with the dining room and conservatory, supporting a comfortable flow through the home.





The conservatory

The conservatory provides a bright and versatile reception space overlooking the garden. Extensive glazing allows natural light throughout the day and creates a strong connection with the outdoors. With direct access to the garden and links to the main living areas, it works well as an additional sitting area or relaxed retreat for year round enjoyment.



The entrance hall

The entrance hall provides a welcoming introduction to the home and creates a clear sense of arrival. It offers access to the main reception rooms and bedroom accommodation, supporting an easy and practical flow throughout the property. The layout allows privacy between living and sleeping areas, enhancing comfort and everyday usability.



The primary bedroom

The primary bedroom offers a generous and peaceful retreat set away from the main living areas. The room allows for a well balanced layout and benefits from built in storage and natural light. An en suite bathroom enhances privacy and convenience, creating a self contained sleeping space well suited to everyday living.



The primary en suite

The en suite bathroom provides a practical and private addition to the primary bedroom. It is arranged to support everyday use with a clear and functional layout, offering comfort and convenience. Its position within the bedroom suite enhances independence and reduces reliance on the main bathroom, particularly during busy periods.



The second bedroom

The second bedroom provides comfortable and flexible accommodation suitable for family members or guests. It is well positioned within the layout and benefits from natural light and built in storage. The room enjoys convenient access to bathroom facilities, making it a practical choice for everyday use or longer term guest stays.



The second en suite

The second en suite provides a convenient and practical shower room serving the bedroom accommodation. It is arranged for everyday ease of use and offers privacy for guests or family members. Its inclusion enhances the flexibility of the layout and reduces demand on the main bathroom, supporting comfortable shared living.



The third bedroom

The third bedroom offers versatile accommodation suited to a range of needs. Positioned within the main bedroom wing, it benefits from natural light and a practical layout that supports comfortable daily use. The room works well as a guest bedroom, home office or additional living space, providing flexibility to suit changing requirements.



The fourth and fifth bedrooms

The fourth and fifth bedrooms provide flexible accommodation well suited to guests, home working or additional family use. Positioned close to bathroom facilities, they offer privacy from the main living areas. Their layout supports a range of arrangements, making them adaptable spaces that respond well to changing lifestyle needs.





The bathroom

The bathroom is well positioned to serve the remaining bedrooms and everyday living. It features a classic suite with a bath, wash basin and WC, complemented by tiled surrounds and a window providing natural light and ventilation. Practical and comfortable, it offers a calm space for daily routines and family use.



The rear garden

The rear garden provides a private and well maintained outdoor setting, bordered by established hedging and mature planting. A paved terrace extends from the property, creating an inviting area for outdoor dining and relaxation. The lawn offers generous space for leisure, with a pleasant outlook that enhances both privacy and enjoyment throughout the seasons.





The driveway and parking

The property is approached via a generous driveway providing ample off road parking and leading to an integral double garage, offering secure vehicle storage and additional practicality. This well arranged frontage ensures ease of access for daily living while complementing the home's quiet cul de sac setting and overall sense of privacy.

Location

5 Westlyn Close is situated within a quiet residential cul-de-sac on the outskirts of Malvern, a highly regarded town at the foot of the Malvern Hills. The area is known for its pleasant surroundings, strong community feel and access to open countryside, making it ideal for those who enjoy outdoor pursuits.

Malvern offers a wide range of amenities including independent shops, supermarkets, cafés and restaurants, alongside cultural attractions such as theatres and leisure facilities. The town is well served by reputable primary and secondary schools, contributing to its popularity with families.

Transport links are excellent, with Malvern railway station located approximately a five-minute walk from the property, providing mainline rail services with direct connections to Worcester, Birmingham and London. Road access is also convenient, with the M5 motorway reachable within a reasonable drive, supporting both commuting and wider travel. Overall, the location combines the benefits of a peaceful residential setting with easy access to everyday amenities and transport, making it a highly desirable place to live.

Services

Services are TBC.

Council Tax

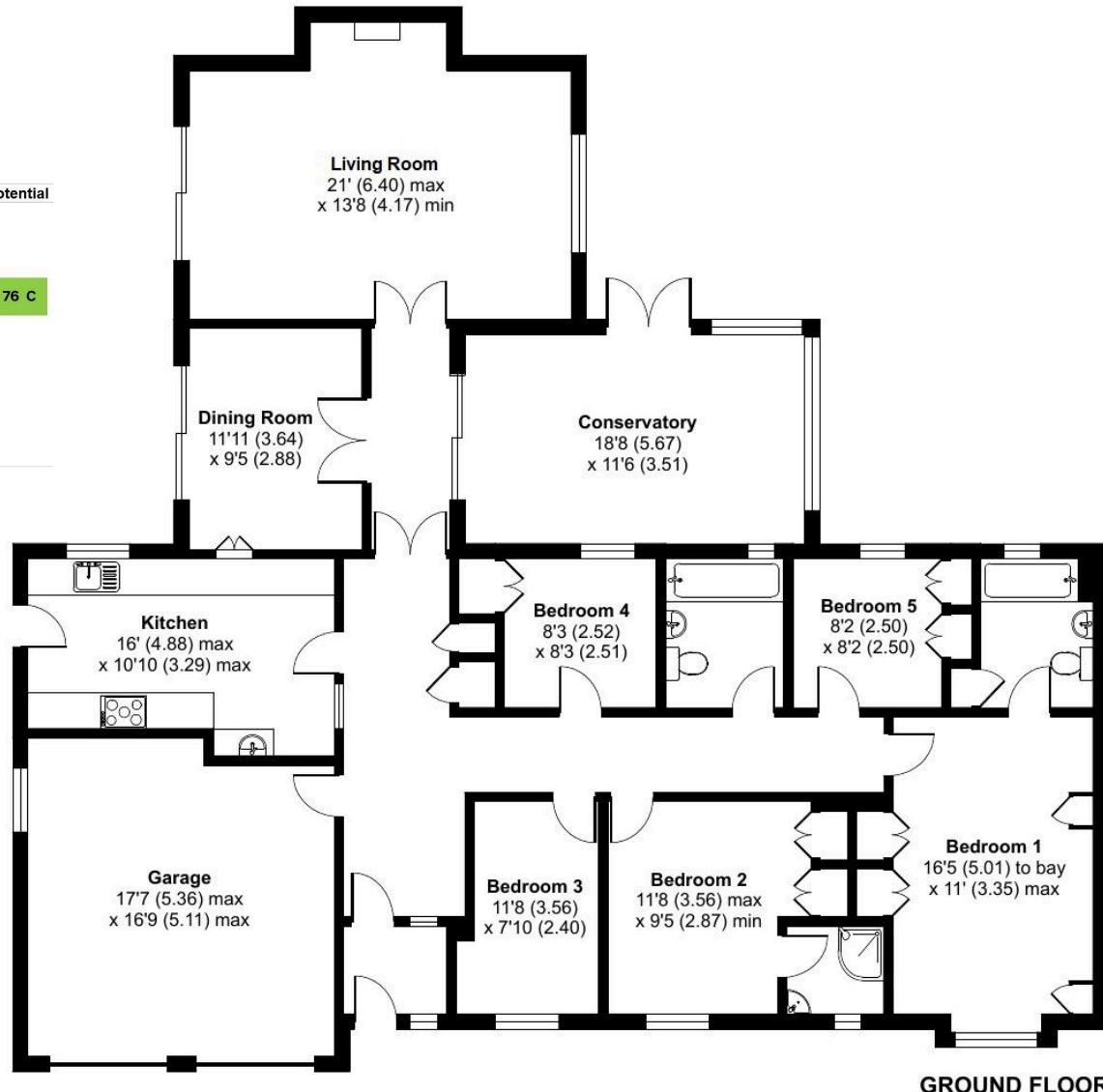
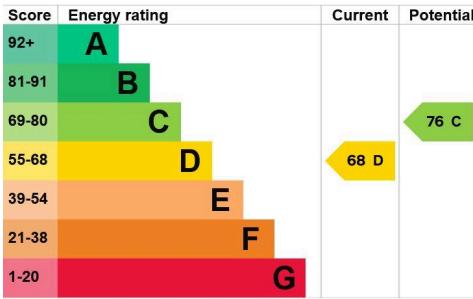
The Council Tax for this property is Band E.



Westlyn Close, Malvern, WR14

Approximate Area = 2249 sq ft / 208.9 sq m (Includes Garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1394333



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com