



Old Bank Close, Bransford, Worcester, WR6 5DD

£475,000

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Summary: A very well presented four bedroom detached family home with stunning views over the Malvern Hills. Still under NHBC warranty and with stylish kitchen and bathroom upgrades from the current owners. Close to local amenities including Bransford Golf Club and Spa and The Fold, an organic market garden and café.

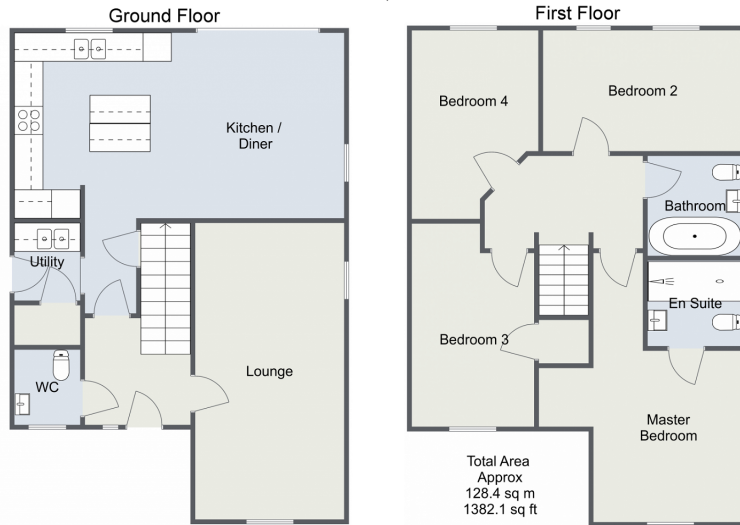
Description: The property comprises entrance hall with Wc and stairs to first floor accommodation. Lounge with fitted wooden shutters to front. Open plan kitchen diner and living space with bi fold doors opening to the south facing rear garden. The kitchen has a central island added by current owners matching the fitted kitchen. There is a utility off the kitchen with a door to storage cupboard and uPVC door to the side of the property and leading to the rear garden. To the first floor there is a master bedroom with en-suite shower room, three further good size bedrooms and a family bathroom. The front bedrooms both have wooden built in shutters matching downstairs. The property benefits from air source heat pump , uPVC double glazing, stunning views to the rear overlooking Malvern Hills and Bransford Golf Club.

Outside: The south facing garden is accessed via kitchen or from the side of the property. Initial paved patio leading to the lawned garden, there is also a paved path to the side of the property leading to the front. The garden is enclosed by panelled fencing and has a lovely view of the Malvern Hills. Newly added pergola seating area perfect for alfresco dining. The air source heat pump is located in the garden. To the front of property is a block paved driveway with a central path leading to front door, bordered with small decorative shrubs.

Location: Bransford is a village and parish situated at the Southern end of the Teme valley. It is on the primary route between Worcester and Hereford and has good amenities including The Fold which has a Cafe and Farm Shop, Bransford Golf Club and a Petrol Station. Old bank Close is within walking distance to great places to eat, including The Bank House Hotel and Spa, and The bear and ragged staff. Bransford is situated about five miles away from the wonderful spa town of Malvern which has an extensive range of amenities including schools, Waitrose Supermarket, a highly regarded theatre with cinema.



Old Bank Close, Bransford



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Stunning Views of Malverns
- Detached Family Home
- Entrance Hall and Lounge
- Open Plan Kitchen Diner with Bi- Fold Doors
- Utility Room and WC
- Master Bedroom With En-Suite
- Three Further Bedrooms and Family Bathroom
- Contemporary Finish
- Fitted Shutters To Front
- South Facing Rear Garden



05/2024, 12:11 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
16, Old Bank Close Bransford Worcestershire WR6 5ED	Energy rating B	Valid until: 17 April 2029 Certificate number: 9285-1088-7324-6907-6990																																
Property type	Detached house																																	
Total floor area	129 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-domestic-rented-property).																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
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<https://find-an-energy-certificate.service.gov.uk/energy-certificate/9285-1088-7324-6907-6990>

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01905 958 290

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