



Connells

Swinyard Road
MALVERN



Property Description

Situated in a secluded position in the Charles Church part of the popular Malvern Vale development, this impressive three storey detached home offers spacious living accommodation comprising: entrance hall, living room, dining kitchen, utility room, downstairs cloakroom, five double bedrooms (two with en-suites), family bathroom, garden and detached double garage with two car driveway.

The property further benefits from having fantastic views of the Malvern Hills, gas fired central heating and double glazing.

Location

Malvern Link centre is bustling with a variety of independent retailers, post office, butchers, pubs, cafes, doctor's surgery and dentists. Nearby, the Malvern Retail Park can be located where larger brands such as M&S, Next, Boots and Morrisons can be found. Within this district there are several primary schools and Dyson Perrins high school which is one of two state secondary schools in Malvern itself. Malvern also boasts excellent Private educational facilities for both primary and secondary ages.

Transport links are strong in Malvern Link with it having a mainline train station with direct routes to Worcester, Birmingham and London Paddington (to name a few). The main A449 road runs through the centre of Malvern Link and is the main route to take out of Malvern to approach the M5 motorway (J7) which is approximately 7 miles. This part of Malvern also benefits from having a good bus service.

Ground Floor

Part glazed door leading to entrance hall.

Entrance Hall

Built in mirrored wardrobe with hanging rail

and shelving, door to understairs storage cupboard, single panel radiator, two pendant ceiling lights, smoke detector, door to cloakroom and opening to dining kitchen. Stairs rising to the first floor.

Dining Kitchen

24' 2" x 8' 9" (7.37m x 2.67m)

Front facing double glazed window, rear facing double glazed window, stainless steel one and a half bowl sink drainer unit with cupboard below, range of eye level units, range of floor mounted units, built in double oven, inset four ring gas hob with cooker hood over, built in dishwasher, built in fridge freezer. There are two single panel radiators, three pendant ceiling lights, smoke detector, a mix of vinyl and carpeted flooring, Door leading to the utility and opening to entrance hall.

Utility

7' 3" x 6' 8" max (2.21m x 2.03m max)

Rear facing part glazed door leading to the rear garden, stainless steel single bowl sink drainer unit with cupboard below, opaque glazed eye level units, floor mounted units, spaced for washing machine, space for tumble dryer, wall mounted boiler and vinyl flooring.

Living Room

21' 2" max x 10' 5" max (6.45m max x 3.17m max)

Front facing double glazed window, rear facing double glazed double doors to rear garden with fitted blinds, two pendant ceiling lights, television aerial point, telephone point and single panel radiator.

Cloakroom

Pedestal wash hand basin with tiled splashback, WC, single panel radiator,

ceiling light, wall mounted fuse box, extractor and vinyl flooring.

First Floor Landing

Single panel radiator, smoke detector, ceiling light and doors leaving to bedrooms and stairs rising to the second floor.

Bedroom One

15' 2" x 10' 6" plus recess (4.62m x 3.20m plus recess)

Front facing double glazed double doors with Juliet balcony, front facing double glazed window, built in double wardrobes with hanging rail and shelving, two pendant ceiling lights, single panel radiator and door leading to en-suite.

En - Suite

Rear facing opaque window, pedestal wash hand basin with tiled splashback, WC, walk in double shower enclosure with shower over, panelled bath, part tiled walls, ceiling light, shaver socket, extractor fan, double panel radiator and vinyl flooring.

Bedroom Two

13' 7" x 9' 1" (4.14m x 2.77m)

Rear facing double glazed window with fitted blinds with views to the Malvern Hills, ceiling light, single panel radiator and door to en-suite.

En - Suite

Rear facing opaque window, double walk in shower enclosure with shower over, pedestal wash hand basin with tiled splashback, part tiled walls, ceiling light, extractor fan, single panel radiator and vinyl flooring.

Bedroom Five

12' 6" x 6' 9" (3.81m x 2.06m)

Front facing double glazed window, ceiling light, single panel radiator and telephone point

Bathroom

Front facing double glazed skylight, panelled bath with mounted shower over, pedestal

wash hand basin, part tiled walls, WC, ceiling light, extractor fan and single panel radiator.

Second Floor Landing

Single panel radiator, smoke detector, ceiling light and doors leading bedrooms and bathroom.

Bedroom Three

12' 2" x 10' 7" (3.71m x 3.23m)

Front facing double glazed window, ceiling light and single panel radiator. Some reduced head height.

Bedroom Four

13' 7" x 9' 7" (4.14m x 2.92m)

Front facing double glazed window, large walk in wardrobe with hanging rail and shelving, ceiling light, single panel radiator and door to cupboard housing the hot water cylinder. Some reduced head height.

Outside Front

To the front of the property there is lawned area garden with pathway leading to the front door, side gated access and courtesy lighting.

Double Garage

Having up and over doors, side facing part opaque double glazed door leading to rear garden.

Outside Rear

To the rear of the property there is a fully enclosed garden with views up to the Malvern Hills. Slabbed patio area with pathway leading up through a lawned garden bordered with trees, gravelled area to the rear of the garage. Part opaque double glazed door leading into double garage. Rear gated access to two allocated parking spaces and double garage

Services

All mains services are connected to the property.





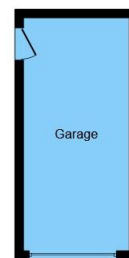
Ground Floor



First Floor



Second Floor



Garage



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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Tenure: Freehold



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Property Ref: MAL306684 - 0004