

for sale

£475,000 Freehold



## Coppice View Coppice View Malvern WR14 1SN

**\*VIEWINGS AVAILABLE\*** Sitting in the shadows of the picturesque Malvern Hills, Plot 5 & 6 The Foxglove at Coppice View are a stunning double fronted four bedroom detached family home at 1442 sqft. Offering a garage and off road parking, and all integrated appliances.



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# Property Details

## The Foxglove

This stunning four-bedroom home has a kitchen and dining area to the left of the property, with double doors out to the garden at the back. To the right, there is a large living room that runs the full length of the property and again opens out to the back garden. The Foxglove also benefits from a downstairs WC and utility room.

Upstairs, there's two master bedrooms, both benefiting from an en-suite and built-in storage, a further third and fourth bedroom and a family bathroom.

This property also benefits from a garage and off-road parking.

**Kitchen / Dining** 12' 1" x 22' ( 3.68m x 6.71m )

**Living** 11' 11" x 22' ( 3.63m x 6.71m )

**Utility** 7' 8" x 5' 3" ( 2.34m x 1.60m )

**W.C** 4' 6" x 6' 7" ( 1.37m x 2.01m )

**Bedroom One** 11' 10" x 10' 11" ( 3.61m x 3.33m )

**Walk In Wardrobe** 5' 3" x 4' 8" ( 1.60m x 1.42m )

**Ensuite** 7' 11" x 4' ( 2.41m x 1.22m )

**Bedroom Two** 12' x 16' 3" ( 3.66m x 4.95m )

**Ensuite** 8' 6" x 4' 8" ( 2.59m x 1.42m )

**Bedroom Three** 13' 6" x 6' 7" ( 4.11m x 2.01m )

**Bedroom Four** 8' 3" x 7' 5" ( 2.51m x 2.26m )

**Bathroom** 8' 6" x 6' 3" ( 2.59m x 1.91m )

## Specification:

### KITCHENS

- Contemporary kitchen wall and base units from Magnet Kitchens
- Laminate worktops and upstand
- Glass splashback
- Integrated single oven as standard, double oven to select plots\*
- Integrated electric hob
- Integrated fridge freezer
- Tiled floor to kitchen area
- Dishwasher to select plots\*
- Under cupboard LED lighting

### BATHROOMS

- Contemporary white bathroom suites with Vitra sanitaryware and Vado brassware
- Ceramic wall tiling by Vitra
- Full-height tiling in bathrooms and ensuites to shower and bath
- Half-height tiling to walls with sanitaryware in cloakrooms
- Tiled flooring to bathrooms and ensuites
- Chrome towel rails

### INTERNAL FINISH

- Smooth ceilings and walls throughout finished in brilliant white emulsion
- All woodwork in white gloss
- Painted softwood staircase, complete with handrail and balustrade
- White uPVC windows

### LIGHTING & ELECTRICAL:

- TV point to lounge and all bedrooms
- LED ceiling mounted downlights to all kitchens, bathrooms, ensuites and WC's
- External light to front of property

### HEATING

- Worcester Bosch combination boilers
- White radiators

### EXTERNAL FEATURES

- Turf/landscaping to front gardens, turf to rear gardens
- Patio area to rear

### PEACE OF MIND

- Multi point locking system to front doors
- Lockable double glazed windows (except for escape windows)
- Mains wired smoke detectors and heat detectors
- EV charging point
- 10 year NHBC warranty

\* Please check with a Sales Advisor for confirmation on which plots this applies to.



## The Local Area:

Coppice View is located in the beautiful town of Malvern, which lies at the foot of the Malvern Hills and is a designated Area of Outstanding Natural Beauty.

The town centre itself comprises of two main streets, that have a variety of shops and cafes and two large, supermarkets. In addition to this, other amenities include the Malvern Theatre, the Priory Park and the Splash leisure and swimming complex.

Coppice View also benefits from being close to a number of schools, both primary and secondary as well as doctors, dentists and the Malvern Community Hospital, all under 2 miles away.

As well as being a great place to live, Malvern also offers great connections to the local surrounding areas.

From Coppice View, the nearest train station is in Malvern link, which is just under a mile away. This offers great connections into nearby Malvern town centre and Worcester.

If you prefer to drive, Worcester city centre is conveniently under 10 miles away from Coppice View and provides further transport options via the two train stations of Foregate Street and Shrub Hill. These provide direct links into Birmingham and London.

Alternatively, junction 7 of the M5 is just a short 20-minute drive away.

## Agents Notes:

The particulars within this brochure have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and information is given in good faith, they should not be relied upon as statements or representations of fact.

All measurements are taken from plans and must therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected.

The site plan and photographs are for illustrative purposes only, not to scale and for general guidance only. Sanctuary reserves the right to amend the specifications without prior notice.

Buyers will be informed of any substantial changes to the specification after reservation. Any substitution of materials will be to an equal or higher standard.



To view this property please contact Connells on

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32 Church Street  
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**Tenure:** Freehold

**EPC Rating:** Exempt

Property Ref: MAL307608 - 0002

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