

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS FIVE DOUBLE BEDROOMED DETACHED EXECUTIVE STYLE PROPERTY SITUATED IN A QUIET CUL-DE-SAC LOCATION IN A HIGHLY POPULAR AND MUCH SOUGHT AFTER LOCATION AFFORDING FINE VIEWS ACROSS THE SEVERN VALLEY AND BACK TOWARDS THE MALVERN HILLS. SET IN A GENEROUS PLOT WITH AMPLE OFF ROAD PARKING, DOUBLE GARAGE AND SPACIOUS ACCOMMODATION IN EXCESS OF 193 SQ. METRES (2000 SQ. FEET) AND BENEFITTING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING C

## North Hill Gardens - Guide Price £750,000

4 North Hill Gardens, Malvern, Worcestershire, WR14 4PT

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## 4 North Hill Gardens

### Location & Description

Located in the popular and much sought after residential district of North Malvern and occupies an elevated position on the Northerly slopes of the Malvern Hills affording views over the Severn Valley. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern where there is a range of independent shops, Waitrose supermarket, restaurants, cafes, public houses, take aways and community facilities including the famous theatre complex with concert hall and cinema.

Transport communications are excellent with a bus route servicing North and West Malvern as well as mainline railway stations in Colwall, Malvern Link and Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for with some excellent schools in both the private and state sectors at primary as well secondary levels.

The property is well situated to gain access to the network of footpaths and bridleways that criss-cross the surrounding countryside and the Malvern Hills themselves.

### Property Description

Melrose House is a executive style detached property originally built in 1998 and offers flexible and versatile accommodation, ideal for family living or those looking for a sizeable property in a quiet cul-de-sac location.

The property is approached via a private road shared with four similar properties. Set back from the road behind a gravelled and planted foregarden with rockery to the right hand side. Paved pedestrian path leads up to the pillared portico storm porch with ceiling light point and where the private front door is positioned. To the left of the house a block paved driveway offers ample parking for vehicles and gives access to an attached double garage. A UPVC double glazed front door opens to the accommodation which is in excess of 2000 sq ft over two floors offering versatile rooms ideal for family living and all benefitting from gas central heating and double glazing.

The accommodation in more detail comprises:

### Reception Hallway

Having a returning open wooden balustraded staircase rising to the galleried landing. Useful understairs storage cupboard with understairs porthole style window to front. Ceiling light point, coving to ceiling, radiator, decorative dado rail, wall mounted thermostat control point. A double doored cloaks cupboard and doors leading off to all principle rooms including

### Cloakroom

Fitted with a close couple white WC with vanity wash hand basin and cupboard under with a double glazed window. Radiator, ceiling light point, wall mounted extractor fan. Tiled splashbacks.

### Sitting Room 7.49m (24ft 2in) x 3.46m (11ft 2in)

A wonderful and generous triple aspect room enjoying a double glazed window to front with double glazed double doors with double glazed fanlight over opening and overlooking the rear garden and giving views up to North Hill. Two ceiling light points, wall light points, coving to ceiling, decorative dado rail, radiators. A focal point of the room is the sandstone fireplace set into which is a living flame effect gas fire onto a matching hearth. The versatility of this room is further enhanced through the glazed double doors opening through to the dining room, which between the two spaces makes a wonderful area for entertaining.

### Dining Room 3.66m (11ft 10in) x 4.23m (13ft 8in)

Double glazed window to rear with double glazed fanlight over. Ceiling light point, coving to ceiling, decorative dado rail, radiator and double multi-panelled glazed doors open through to the reception hallway.

### Office/Study 2.99m (9ft 8in) x 3.46m (11ft 2in)

Positioned to the front of the property and enjoying a double glazed window with double glazed fanlight over. The current owners of the property use this as office space and it has a range of furniture including, desk, cupboards, shelves as well as a ceiling light point, coving to ceiling, radiator.

### Kitchen 4.31m (13ft 11in) x 3.44m (11ft 1in)

Fitted with a range of wooden Shaker style drawer and cupboard base units with worktop over and encompassing a wine rack. There is a matching wall unit with shelving and underlighting. A twin bowl sink is set into the worktop under a double glazed window to side with mixer tap and drainer. There is integrated electric four ring Zanussi HOB with extractor over, integrated FRIDGE FREEZER and DOUBLE OVEN with MICROWAVE over. There is space and connection point for DISHWASHER. Inset ceiling spotlights, tiled splashbacks, tiled floor, radiator, door to utility space (described later) and door opening through to

### Breakfast Room 3.51m (11ft 4in) x 4.21m (13ft 7in)

A dual aspect room affording fine views to the Malvern Hills through the double glazed window with matching fanlight over and further double glazed double doors opening to the side patio. Ceiling light point, coving to ceiling, radiator. Wood effect laminate flooring. This is a flexible and versatile space which could be, subject to the relevant permissions being sought, be opened through to the kitchen





**Utility 1.60m (5ft 2in) x 4.13m (13ft 4in)**

Two steps lead down from the doorway into the kitchen and gives access to the utility space with additional work surface set into which is a stainless steel sink with mixer tap under a double glazed window to rear. Drawer and cupboard base units and space and connection point for washing machine and tumble dryer. Ceiling light point, ceiling mounted extractor fan, tiled floor, radiator, loft access point, door to garage (described later) and door opening through to useful storage cupboard with continued tiled floor, ceiling light point and shelving.

**FIRST FLOOR**

**Galleried Landing**

With wooden balustrading, arched double glazed window to front with glimpses of the Severn Valley. Three ceiling light points, loft access point, radiator, double doored airing cupboard housing hot water cylinder with shelving. Doors open through to

**Principal Bedroom**

This is a generous space divided into two main areas comprising of

**Dressing Room 2.94m (9ft 6in) x 1.68m (5ft 5in) maximum into wardrobes**

You access the room through this space where there is a radiator, two ceiling points and fitted wardrobes with hanging and shelf space. Door to en-suite described later and entrance through to

**Main Bedroom 3.51m (11ft 4in) x 4.28m (13ft 10in)**

Double glazed window to rear gives views to the Malvern Hills. A generous double bedroom with ceiling light point and radiator.

**En-suite**

Fitted with a close couple white WC with vanity wash hand basin set over drawer and cupboard base units with further cupboards and drawers to either side of the mirror with downlighters. Obscured double glazed window to side, shower enclosure with electric Mira shower over. Ceiling light point, ceiling mounted extractor fan, tiled splashbacks and a wall mounted chrome heated towel rail.

**Bedroom 2 3.28m (10ft 7in) x 3.56m (11ft 6in)**

Positioned to the front of the property and enjoying views across the Severn Valley through the double glazed window. Built in single wardrobe with hanging and shelf space. Ceiling light point, radiator, door opening through to

**En-suite**

Fitted with a close couple low level WC with vanity wash hand basin with cupboard and mirror and light point over. Shower enclosure with electric shower over. Double glazed Velux skylight, ceiling light point, ceiling mounted extractor fan. Tiled splashbacks, radiator.

**Bedroom 3 3.41m (11ft) x 3.56m (11ft 6in)**

Double glazed window with views to rear. Ceiling light point, radiator, built-in single wardrobe with hanging and shelf space.

**Bedroom 4 2.99m (9ft 8in) x 3.49m (11ft 3in)**

Double glazed window to rear gives views to North Hill. Ceiling light point, radiator. Built-in double wardrobe incorporating hanging and shelf space.

**Bedroom 5 2.58m (8ft 4in) x 3.46m (11ft 2in)**

Double glazed window to front with views across the Severn Valley. Ceiling light point, radiator.

**Bathroom**

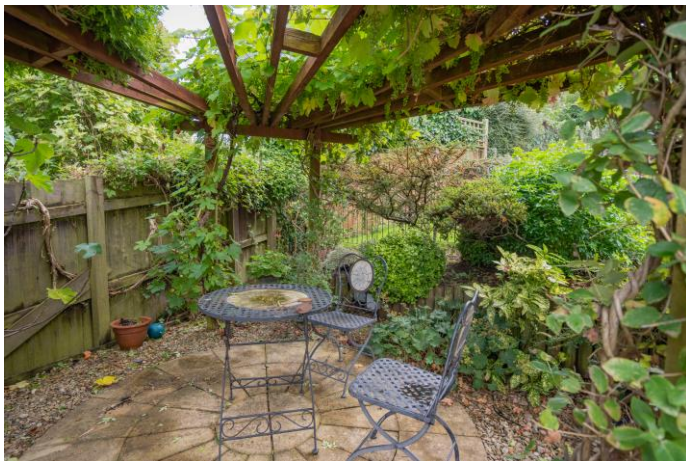
Fitted with a low level WC, vanity wash hand basin with cupboards and drawers under with surface to side. Mirror and light over. Panelled bath with mixer tap and showerhead fitment, shower enclosure with electric shower over. Tiled splashbacks, ceiling light point, ceiling mounted extractor fan, radiator. Obscured double glazed window to side.

**Outside**

One of the key selling points of this property is the generous garden which is south facing and has views up to North Hill. Across the rear of the property are two paved patio areas connected by a paved path. The area to the left hand side enjoys an ornamental pond, further circular seating area set under a vine draped pergola with a vegetable bed to side with soft fruits. From either patio steps lead up through pedestrian gates past a wrought iron fenced perimeter and planted raised beds giving access to the large lawn which have shaped beds to one side, planted with a variety of plants and shrubs. The current owners of the property have planted a variety of fruit trees including apples and pears. To the right hand side of the lawn is a further gravelled area where a number of these fruit trees are positioned. The garden is enclosed by a Malvern stone wall and fenced perimeter with gated pedestrian access to front and further benefits from light points and water tap.

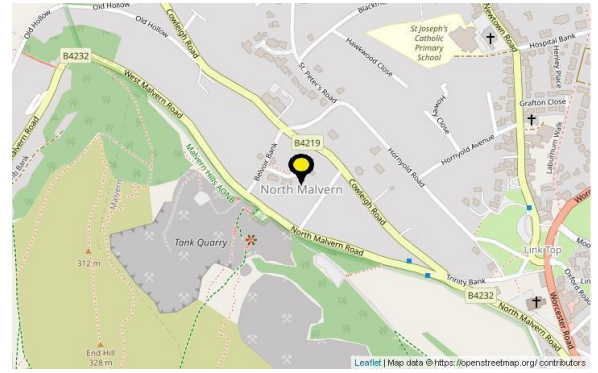
**Double Garage 5.47m (17ft 8in) x 5.30m (17ft 1in)**

Two up and over doors to front. Internal pedestrian door to utility room. Light and power.



## Directions

From the John Goodwin Malvern office proceed north on the A449 Worcester Road. Take the second left hand turn into North Malvern Road (B4219 signed West Malvern). Follow the road uphill for 0.4 miles then turn right into Belvoir Bank. Take the 1st right into North Hill Gardens then the property can be found on the right hand side indicated by the agent's for sale board.



## Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary. The property does benefit from Superfast broadband with the potential for up to 900mb download speed.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

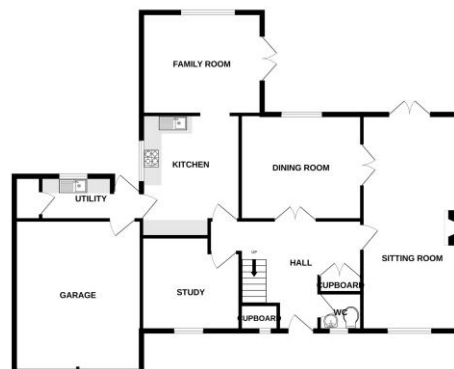
COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

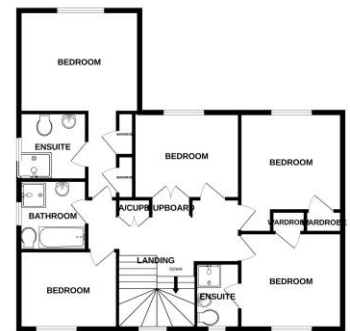
## EPC

The EPC rating for this property is C (72).

GROUND FLOOR  
1337 sq.ft. (124.2 sq.m.) approx.



1ST FLOOR  
1047 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2383 sq.ft. (221.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used so such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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