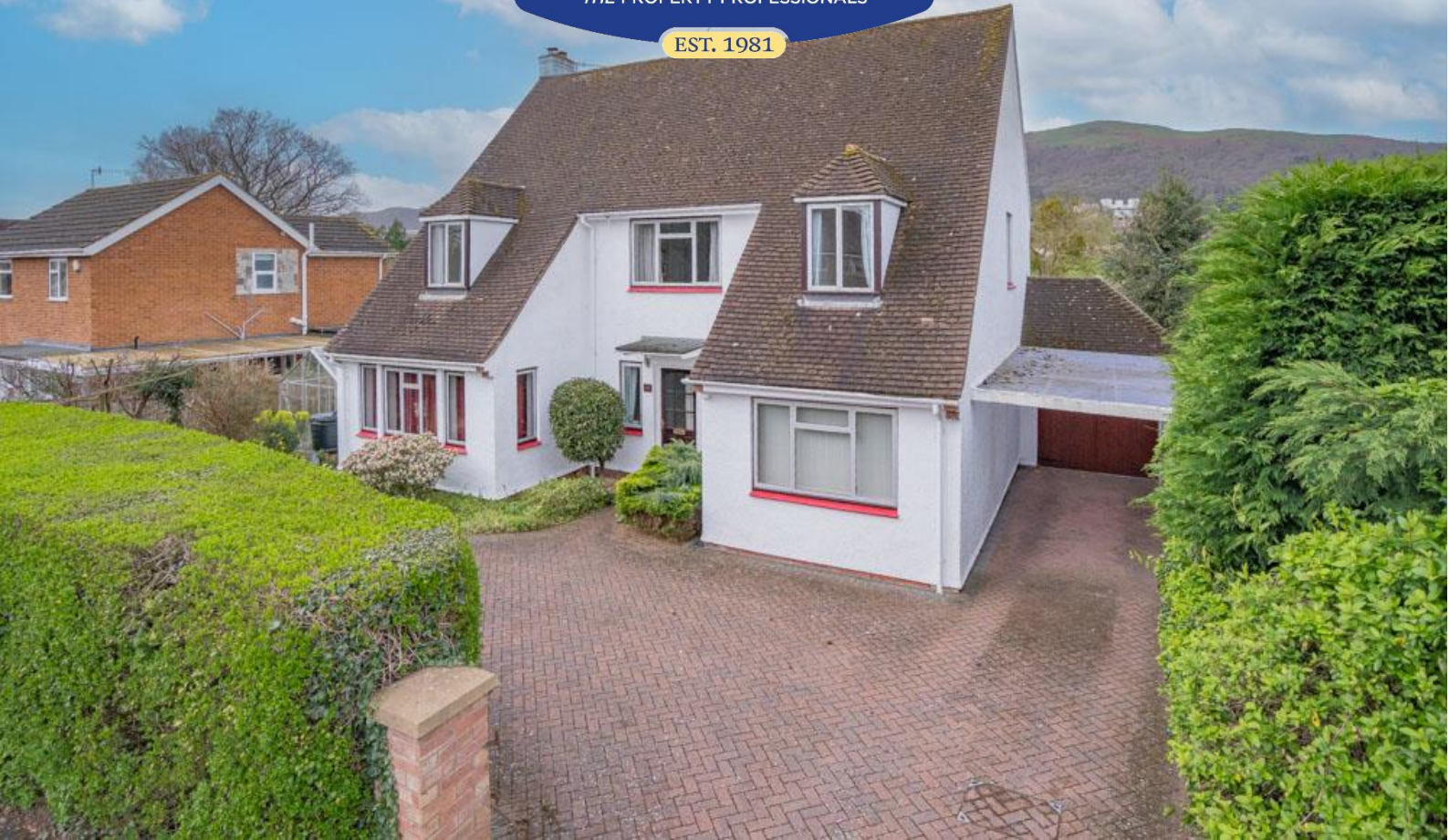


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WONDERFULLY POSITIONED FOUR BEDROOMED DETACHED HOUSE AFFORDING FINE WESTERLY VIEWS FROM THE REAR ASPECT ACROSS OPEN PLAYING FIELDS TO THE RANGE OF THE MALVERN HILLS BEYOND. THE PROPERTY OFFERS SPACIOUS AND WELL PRESENTED ACCOMMODATION WITH THE POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT. ENERGY RATING "E" NO ONWARD CHAIN

Geraldine Road – Guide Price £625,000

28 Geraldine Road, Malvern, WR14 3PA

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28 Geraldine Road

Location & Description

Geraldine Road enjoys a really convenient position close to the bustling and well served centre of Barnards Green, where there is an excellent range of amenities including a Co-op stores, shops and takeaways. The larger centre of Great Malvern is less than a mile distant. Here there is a more comprehensive range of shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Educational needs are well catered for at primary and secondary levels in both the state and private sectors including The Chase Secondary which is within walking distance. Transport communications are excellent. Great Malvern railway station is less than fifteen minutes away on foot and there is a regular bus service nearby. The property is also within walking distance of open common land.

Property Description

28 Geraldine Road is a superbly placed 1950's detached property situated in a highly convenient and much desired area. The house is situated in generous grounds that have an East/West aspect with fine views across college playing fields to the range of the Malvern Hills beyond.

The property is set back from the road behind a mature hedge with further hedging and fencing to side. An entrance allows access onto a block paved driveway that offers ample off road parking and continues to the right of the property where there is a carport and attached garage. From the driveway a block paved pedestrian path leads past planted beds to an obscure glazed wooden front door with a porch and sensor light that opens to the well proportioned and spacious accommodation set over two floors and benefiting from gas central heating and double glazing. One of the selling points of this property is the potential for further extension both to the rear and side of the property (subject to the relevant permissions being sought).

The westerly rear garden is generous in proportion and offers views to the Malvern Hills which can be enjoyed throughout the year.

The accommodation is in excess of 2100 sq feet including the garage and carport and comprises in more detail:

Reception Hall 2.42m (7ft 10in) x 4.88m (15ft 9in)

A welcoming space at the hub of the house. Stairs to first floor, useful understairs storage/cloaks cupboard. Set to either side of the front are two double glazed windows, ceiling light point and radiators. Doors open to all principal reception rooms (described later). Wood effect laminate flooring flows throughout this area and a door opens to

Wetroom

A useful space that would make an ideal bathroom to a ground floor bedroom. Currently fitted with a low level WC, wall mounted wash hand basin and Mira Jump electric shower. Walls and floors in complementary tiling, chrome wall mounted towel rail. Light and shaver point over basin, ceiling light point and extractor fan.

Sitting Room 4.96m (16ft) x 3.69m (11ft 11in)

Positioned to the rear of the property are double glazed patio doors that open to and give access the garden and patio areas and affording views to the Malvern Hills. Two further double glazed windows sit either side of a stone fireplace with a cast iron grate, hearth and mantel. Ceiling light point, two wall light points and radiators.

Dining Room 3.69m (11ft 11in) x 3.66m (12ft)

Positioned to the front of the property and making an ideal room for formal entertaining. Wide double glazed bay window to front flooding this room with natural light. A generous space with ceiling light point and radiator.

Office/Bedroom 5 4.93m (15ft 11in) x 3.66m (11ft 10in)

Converted by the current owners from what was the original garage for the property. This is an exceptionally versatile space, currently set up as a home office. It is alongside the ground floor wet room so would make a superb bedroom for a dependant relative or family member. Dual aspect double glazed windows to front and side, ceiling light point and radiator. Wall light points.

Breakfast Kitchen 3.69m (11ft 11in) x 4.28m (13ft 10in)

Fitted with a range of drawer and cupboard base units with worktops over and matching wall units incorporating display cabinets with underlighting. To the rear aspect a bank of double glazed windows gives superb westerly views to Great Malvern and the hills behind. One and a half bowl stainless steel sink unit with mixer tap and drainer. Electric free standing **COOKER** and undercounter **DISHWASHER** as well as an integrated **FRIDGE**. Tiled splashbacks, ceiling light point, radiator. Door to rear lobby (described later) and door to

Pantry 1.13m (3ft 8in) x 3.33m (10ft 9in)

A generous walk-in space with ceiling light point, power and shelving, an ideal area for storage.

Rear Lobby

Obscure glazed wooden door to outside. Ceiling light point and obscure glazed wooden door to

Utility Room 2.25m (7ft 3in) x 2.06m (6ft 8in)

Fitted with a range of additional drawer and cupboard base units with roll edged worktop over and matching wall units. Set under the work surface space is a Bosch **WASHING**





MACHINE and Hotpoint **TUMBLE DRYER**. Stainless steel sink unit with drainer. Wall mounted Greenstar Ri Worcester boiler. Ceiling light point. Double glazed window to rear.

First Floor

Landing

Double glazed window to front, ceiling light point and radiator. Useful generous storage cupboard. Access to part boarded loft space via a pulldown ladder. Doors to

Bedroom 1 3.69m (11ft 11in) x 4.34m (14ft) max into wardrobe

A dual aspect double bedroom positioned to the rear of the property affording fine and far reaching views of the Malvern Hills. Double glazed windows to rear and side, ceiling light point. Built-in double wardrobe with hanging space and cupboard over. Radiator. Wall light point and door opening to

En-Suite

Fitted with a modern white low level WC and wall mounted wash hand basin, walk-in shower enclosure with Triton 80 electric hand held shower over with folding glass screen. Set over the basin is a lit mirror with integrated heating panel, shaver point to side. Obscure double glazed window to rear, inset ceiling spotlights and tiled splashbacks. Over the shower there is an inset light point with extractor. Wall mounted chrome electric heated towel rail.

Bedroom 2 4.37m (14ft 1in) max into dormer x 3.72m (12ft) max

A further generous double bedroom with dual aspect, double glazed dormer to front and double glazed window to side with view to hills. Ceiling light point, radiator. Useful walk-in storage cupboard/wardrobe with light point. Radiator.

Bedroom 3 5.47m (17ft 8in) max into dormer x 3.23m (10ft 5in)

Double glazed dormer window to front and further double glazed window to side. Ceiling light point and radiator. Walk-in cupboard/wardrobe with light point.

Bedroom 4 2.61m (8ft 5in) x 4.21m (13ft 7in)

A further double bedroom positioned to the rear of the property and affording fine views across the playing fields to the Malvern Hills. Ceiling light point and radiator. Vanity wash hand basin set into a worktop with cupboards under and over and additional wardrobe to side.

Bathroom

Fitted with a vanity wash hand basin with mixer tap and cupboard under. Panelled bath with mixer tap and Mira Sport electric shower over. Tiled splashbacks, obscure double glazed window to rear, light and extractor fan. Shaver point. Airing cupboard housing the hot water cylinder with shelving over. Ceiling light point and radiator

Separate WC

Fitted with a white low level WC and wall mounted wash hand basin with tiled splashbacks over. Inset ceiling spotlight incorporating an extractor fan.

Outside

To the rear the westerly facing garden is generous in proportion and offers fine views up to the Worcestershire Beacon and North Hill across the college playing fields. Extending across the rear of the property is a paved patio area where the pleasures of this fine setting can be enjoyed. Ornamental pond with waterfall and stream flows down to a lower pond with fountain. This flanks the main lawn to one side. Mature beds planted with a variety of herbaceous plants and shrubs, displaying colour and vibrance throughout the year. Interspersed throughout the garden are mature specimen and fruit trees including Apple, Plum and Damson to name but a few. In the bottom right hand corner of the garden and enclosed by mature hedging is a vegetable garden which was once productive and benefitting from a **GREENHOUSE**, **SHED** and compost heap. The fencing and hedging in the garden has been kept low for obvious reason to allow the glorious views to be enjoyed. Sweeping round to the left of the house is a further paved path leading from the patio area and giving access to a further **GREENHOUSE** with integrated irrigation, and soft fruits, eventually leading back to the main driveway. The garden benefits from an outside tap with hosed water to the vegetable garden. Sensored light point. A lovely private and secluded environment.

Garage 5.97m (19ft 3in) x 2.99m (9ft 8in) max

Initially accessed via the carport with double wooden vehicular doors to front, light and power, further double wooden vehicle doors to rear gives access directly to the garden. Double glazed window to side and glazed wooden pedestrian door to garden.

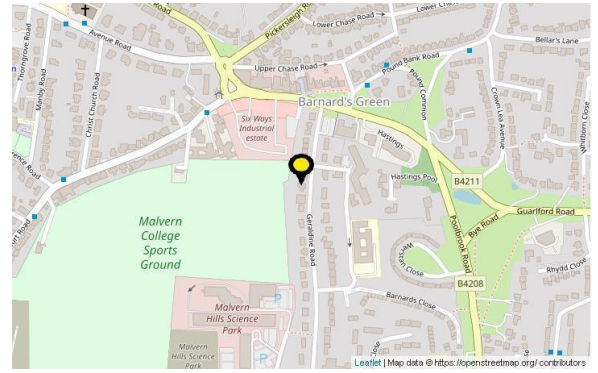
Carport 6.12m (19ft 9in) x 2.61m (8ft 5in)

Positioned to the right of the house and giving covered parking for vehicles and leading to the garage. Sensored light point.



Directions

From the agents office in Great Malvern proceed along the A449 Worcester Road towards Ledbury, taking the first left into Church Street, continuing down the hill and over the traffic light controlled crossroads. Proceed downhill into Barnards Green and at the roundabout take the third exit and continuing through the shopping area. Turn right into Geraldine Road where the property will be found on the right as indicated by the agents For Sale board.



Services

We have been advised that mains services 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.

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

Viewing

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

Council Tax

COUNCIL TAX BAND "F"

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 E (51).



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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