



A BEAUTIFULLY PRESENTED MODERN FOUR BEDROOMED DETACHED FAMILY HOME SITUATED IN A POPULAR AND SOUGHT AFTER RESIDENTIAL AREA LOCATED ON THE OUTER FRINGES OF THE MALVERN VALE WITH VIEWS OVER OPEN FIELDS. NO THROUGH ROAD. SPACIOUS VERSATILE ACCOMMODATION, EN-SUITE TO THE MAIN BEDROOM, UTILITY, GATED DOUBLE DRIVEWAY, DETACHED DOUBLE GARAGE, ADDITIONAL PARKING TO THE FRONT. EPC RATING 'C'

Radar Avenue – Guide Price £480,000

4 Radar Avenue, Malvern, Worcestershire, WR14 1TB



4 Radar Avenue

Location & Description

4 Radar Avenue is situated in a popular and much sought after residential district on the outer fringes of the Malvern Vale on a no through road. Malvern Vale development offers a Sainsbury's Local, a primary school, community facilities and a bus service. The town centre of Great Malvern is approximately one and a half miles distant and offers a range of amenities including independent shops, banks, building societies, post office, restaurants and a Waitrose supermarket. Malvern is also well known for its theatre complex, concert hall and cinema all set within the backdrop of the inspirational Malvern Hills. Many walks to be enjoyed with access to the fields and orchards at the front of the property. Transport communications are excellent with two main line railway stations in Great Malvern and Malvern Link connecting Worcester, Birmingham, London, Hereford and South Wales and junction 7 of the M5 motorway is just outside Worcester and brings the Midlands and South West into an easy commute.

Educational facilities are well catered for with a number of highly regarded primary and secondary schools, with private and state sectors.

Property Description

This is an ideal opportunity to purchase a spacious and well appointed modern detached double fronted family home which is located on a private and no through road. To the front aspect the property has fabulous views towards the Malvern hills and has many walks to enjoy over orchards and woodlands from the doorstep. The property is set back behind a mature, planted foregarden with a mixture of mature shrubs and flowers. A pathway leads to the front door, underneath a storm porch with external lighting. A gated driveway providing off road parking for multiple vehicles can be found to the side of the property providing access to the detached double garage. A composite double glazed front door leads to the

Entrance Hall

Spacious entrance hall, doors to all rooms, carpet, pendant light fitting, radiator, understairs storage.

Sitting Room 4.80m (15ft 6in) x 3.69m (11ft 11in)

Double glazed window to the front, radiator, carpet, pendant light fitting.

Study 3.82m (12ft 4in) x 2.76m (8ft 11in)

Double glazed window to the front, radiator, carpet, pendant light fitting.





Cloakroom

Vinyl flooring, radiator, pendant light fitting, close coupled WC and corner pedestal wash hand basin with mixer tap over and tiled splashback.

Kitchen/Diner **9.48m (30ft 7in) x 3.49m (11ft 3in) (max. point)**

Fabulous open plan useable space ideal for family living across the width of the house. Carpet and tiled floor, two double glazed french doors providing access into the beautiful enclosed rear garden, radiator, space for large dining table. A range of base and eye level units, built in FRIDGE/FREEZER, another space for American style fridge/freezer, space for dishwasher, fitted eye level OVEN and GRILL, gas HOB, extractor fan over, one and a half stainless steel sink and mixer tap over with drainer, lighting under eye level cupboards, breakfast bar seating, spotlights, two ceiling light fittings, double glazed window overlooking the garden and door to utility.

Utility

Tiled floor, chrome heated towel rail, space for washing machine and tumble dryer, stainless steel sink with drainer and mixer tap over, ceiling light fitting, extractor fan, base level cupboards with worktop over, boiler and side glazed door provided access to the gated driveway.

First Floor



Landing

Doors to all rooms, carpet, ceiling light point, loft access point, airing cupboard.

Bedroom 1 **4.62m (14ft 11in) x 4.62m (14ft 11in) (max. point)**

Pendant light fitting, radiator, double glazed window to front overlooking the fields with views to the Malvern hills, built-in wardrobes with sliding mirrored doors and door to en-suite.

En-Suite

Vinyl flooring, partially tiled walls, spotlights, extractor fan, heated chrome towel rail, close coupled toilet and pedestal wash hand basin. Shower cubicle with mains powered shower.

Bedroom 2 **4.18m (13ft 6in) x 3.77m (12ft 2in) (max. point)**

Carpet, pendant light fitting, radiator, double glazed window to the front overlooking the fields with views to the Malvern hills, built-in storage wardrobe and space for further wardrobes and space for double bed.





Bedroom 3 3.44m (11ft 1in) x 3.33m (10ft 9in)

Double glazed window to the rear, carpet, ceiling light fitting, space for double bed, radiator.

Bedroom 4 3.87m (12ft 6in) x 2.73m (8ft 10in)

Carpet, ceiling light fitting, radiator, double glazed window to the rear overlooking the garden.

Bathroom

Vinyl flooring, partially tiled walls, heated towel radiator, obscured double glazed window to the rear, close coupled WC and pedestal wash hand basin with mixer tap over, shower cubicle with mains powered shower. Panelled bath with mixer tap over. Spotlights and shaving point. Outside

Detached Double Garage 5.42m (17ft 6in) x 5.35m (17ft 3in)

Two up and over doors, power and electrics connected with side door providing access to the garden, accessed via the gated driveway.

Rear Garden

A beautiful, mature enclosed garden accessed via a side gate from the gated driveway and the two double glazed french doors from the family room. Assortment of mature shrubs and flower borders. Patio area at the far right hand corner of the property at the rear of the property and also laid to lawn. Further parking spaces can be found to the front of the property along with the gravelled driveway.

Agents Note

There is a pending planning application for outline permission for a development on the land opposite 4 Radar Avenue. More information can be found on the Malvern Hills District Council website under the application number M/23/01777/OUT



Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road for about a quarter of a mile to a set of traffic lights at Link Top. At the lights turn left signed Leigh Sinton, follow the road around to the right into Newtown Road continuing into Leigh Sinton Road. Continue straight ahead and turning left onto Hill View Road proceed straight onto End Hill Way. Follow the road around the left hand bend and right into Randell Road, turn left into Radar Avenue following the road round to the right, where the property can be found on the right hand side, as indicated by the agent's 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 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 formally 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 "F"

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

EPC

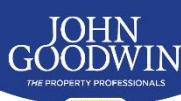
The EPC rating for this property is C (79).

GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.

1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 1797 sq.ft. (167.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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 as such by any prospective purchaser. The Agent and their employees and sub-agents accept no responsibility for any damage to their operability or efficiency can be given.
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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