

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SUPERB OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED FAMILY HOME BUILT IN 2010 ON THE POPULAR MALVERN VALE DEVELOPMENT WITHIN WALKING DISTANCE OF HIGHLY REGARDED SCHOOLS AND LOCAL AMENITIES. SPACIOUS AND VERSATILE ACCOMMODATION WITH A STYLISH AND HIGH STANDARD FINISH. NEW KITCHEN, OFF ROAD PARKING, DETACHED GARAGE, ENCLOSED REAR GARDEN, DOUBLE GLAZING AND GAS CENTRAL HEATING. ENERGY RATING 'C'

Fern Drive - Guide Price £365,000

18 Fern Drive, Malvern, WR14 1BN



18 Fern Drive

Location & Description

Located on the much sought after Malvern Vale Development which is within easy reach of local amenities including shops (a Sainsburys Local), highly regarded schools, with a local primary schools and Dyson Perrins High School, bus service and mainline railway station at Malvern Link offering links to Worcester, Birmingham, London, Hereford and South Wales.

The town centre of Great Malvern is nearby and offers a range of independent shops, Waitrose supermarket, eateries, takeaways and restaurants. Further facilities are available in the bustling precinct of Malvern Link or on the retail park in Townsend Way.

The Malvern Vale Development is located off Leigh Sinton Road which offers easy access to the main Hereford to Worcester Road. Junction 7 of the M5 motorway is positioned just outside Worcester bringing The Midlands, South West and South Wales into an easy commute.

Property Description

18 Fern Drive is located on a private and quiet cul-de-sac on the Malvern Vale Development. The house is immaculately presented throughout and provides an excellent layout for family living. Light, airy and spacious accommodation. Some enhancements made by the current owners have been the replacement of the kitchen fitted and supplied by Wren, new flooring to hallway, kitchen diner and downstairs WC. There is a detached garage with light and power and off road parking for two vehicles.

The house is set back from the road with a pedestrian pathway leading through a gravelled foregarden which is fronted by mature shrubs to create a private and peaceful environment. Two off road parking spaces and the detached garage are located at the side of the property.

A composite front door situated under a storm porch with external lighting open to the accommodation comprising of

Entrance Hall

Spacious hall with space for coat hooks, new luxury vinyl flooring, radiator, pendant light fittings, understairs storage cupboard, stairs to first floor and door to

Kitchen Diner 5.81m (18ft 9in) x 2.76m (8ft 11in)

A sociable family space. A dual aspect room with double glazed window to front and French style double glazed doors to rear giving access to the garden. Continue vinyl flooring from the hall. A new kitchen was supplied and fitted by Wren Kitchens some nine months ago and is still under warranty. Double glazed window to side and front. Range of base and eye level units with worktop over (one containing the central heating boiler) and partially panelled walls, splashbacks. Built in Samsung OVEN and MICROWAVE/OVEN, built in Samsung INDUCTION HOB. Sunken stainless steel sink with mixer tap over, space for washing machine and dishwasher and fridge freezer, radiator, pendant light fitting and spotlights.

Sitting Room 5.78m (18ft 8in) x 3.56m (11ft 6in)

A light and airy space with dual aspect double glazed window to front and French style doors to rear. Carpet and double glazed window to side. Carpet, two radiators, pendant light fittings and TV aerial point.





Cloakroom

Luxury vinyl flooring continuing from the hallway. Obscure double glazed window to rear, low level WC, pedestal wash hand basin with tiled splashback, radiator and ceiling light fitting.

First Floor

Landing

Carpet, double glazed window to rear overlooking the garden, pendant light fitting, access to part boarded loft space. Airing cupboard and door to

Bedroom 1 4.54m (14ft 8in) x 3.23m (10ft 5in) Maximum point

Carpet, two double glazed windows to side and rear, built in wardrobes, pendant light fitting and radiator. Door to

En Suite

Carpet, radiator, double glazed opaque window to front, low level WC and pedestal wash hand basin, partially tiled walls and shower cubicle with thermostatically controlled shower, shaver points and mirrored cupboard. Extractor fan.

Bedroom 2 3.44m (11ft 1in) x 2.82m (9ft 1in)

Carpet, radiator, pendant light fitting, double glazed window to front, space for wardrobes.

Bedroom 3 2.82m (9ft 1in) x 2.30m (7ft 5in)

Currently uses as a home office, carpet, double glazed window to side and rear, radiator and pendant light fitting.

Family Bathroom

Carpet, opaque glazed window to front, pedestal wash hand basin, low level WC, bath with mixer tap over and shower connected. Radiator, ceiling light fitting, extractor fan and shaving point. Partially tiled walls.

Outside

There is an enclosed, well maintained, mature garden mainly laid to lawn with two patio areas outside the French doors that give access to the sitting room and kitchen diner. Lovely decked area in the corner of the garden from where the pleasures of the setting can be enjoyed. Lockable gated access to front. Water tap, specimen trees and a paved pathway. Detached garage with light and power with an up and over door.

Detached Garage

With light and power with an up and over door.



Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about half a mile, at the first set of traffic lights at Link Top turn left, signed Leigh Sinton, follow the road around sharply to the right into Newtown Road. This leads directly into Leigh Sinton Road. After about quarter of a mile and just after Dyson Perrins School turn left into Hill View Drive and take the second right into Fern Drive, follow the road up and 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 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

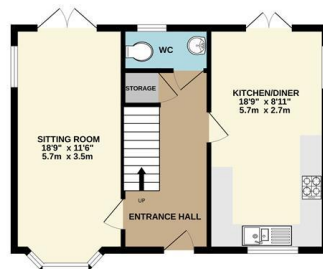
COUNCIL TAX BAND "D"

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 (78).

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as 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.

