

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED AND VERSATILE SEMI DETACHED PROPERTY SITUATED IN A HIGHLY POPULAR LOCATION AND BENEFITTING FROM AMPLE OFF ROAD PARKING AND A BEAUTIFUL MATURE AND SECLUDED REAR GARDEN. ENERGY RATING "D"**

## Sandpiper Crescent - Guide Price £420,000

37 Sandpiper Crescent, Malvern, WR14 1UY

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# 37 Sandpiper Crescent

## Location & Description

Located in a quiet location on the outskirts of Malvern Link. The house has good access to local amenities with a Co-op supermarket in nearby Tanhouse Lane as well as the bustling shopping precinct in Malvern Link that offers a range of independent shops, supermarkets, eateries, takeaways and community facilities.

Transport communications are excellent with a mainline railway station in Malvern Link offer direct links to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and brings the The Midlands, South West and South Wales into an easy commute.

## Property Description

37 Sandpiper Crescent is a wonderfully situated semi detached property positioned in a popular and convenient location. The current owners have looked after the property meticulously to create a light and airy living environment with the garage having been converted to add to the flexible and versatile accommodation which is set over three floors.

The property is set back behind a paved driveway allowing parking for vehicles with a feature paved area with shaped compass to the righthand side and further paved area leading to a pedestrian path to the workshop/store positioned to the side of the house.

The obscure double glazed front door with matching side panel opens to the accommodation which is in excess of 1,400 sq.ft and benefits from gas central heating and double glazing.

The accommodation in more detail comprises:

## Reception Hall

A welcoming space with open wooden balustraded staircase to first floor with useful understairs storage cupboard. Two LED light points and radiator. Kardean flooring which is a feature in many of the rooms in the house. Doors with chrome fittings open to all principal rooms.

## Sitting Room 5.21m (16ft 10in) x 3.69m (11ft 11in)

Positioned to the front of property and enjoying a double glazed window supplying plenty of natural light. Modern Living Flame effect remote controlled, wall mounted gas fire. Ceiling and wall light points, radiator and Kardean wood effect flooring flows throughout and through a multi-glazed wooden door to

## Kitchen 3.15m (10ft 2in) x 3.20m (10ft 4in)

Fitted with a range of wooden drawer and cupboard base units with a granite worktop over, set into which is a one and a half bowl sink unit with mixer tap and drainer. Matching wall units. Space and connection point for electric cooker with extractor over and full height fridge freezer. Wine rack with shelving over, inset LED downlighters, inset LED downlighters, tiled splashbacks, radiator and double French doors with matching side panels overlook and open to the rear garden.

## Office/Dining Room 5.19m (16ft 9in) x 2.37m (7ft 8in)

Converted by the current owners from the original garage and being a versatile space accessed from the front driveway via double glazed double doors with matching side panels. This area is currently set up as the home office but could be used as a bedroom or dining room. Ceiling and wall light points, Kardean wood effect flooring and radiator.

## Bedroom 5/Dining Room 2.94m (9ft 6in) x 2.42m (7ft 10in)

Ceiling light points, radiator, Kardean wood effect flooring. Double glazed pedestrian door with matching side panel opens to the garden.

## Refitted Shower Room

Supporting the ground floor accommodation and recently refitted. Modern white, low level WC, pedestal wash hand basin with mixer tap, Walk in thermostatically controlled, multi-jet shower with hand held unit and rainfall shower head. Tiled floor and walls and underfloor heating. Chrome, wall mounted heated towel rail, inset LED downlighters. Obscure double glazed window to rear and wall mounted extractor fan.







## First Floor

### Landing

Double glazed window to front, ceiling light point. Doors to

### Bedroom 1 3.30m (10ft 8in) max into dormer x 3.69m (11ft 11in)

Double glazed window to rear overlooking the garden to the views beyond. Double bedroom with ceiling light point, coving to ceiling, wall light points, radiator and Karndean wood effect flooring.

### Bedroom 2 3.28m (10ft 7in) max into dormer x 3.69m (11ft 11in) max

Double glazed dormer window to front. Radiator, ceiling light point, wall light points either side of bed space. Karndean wood effect flooring. Fitted double wardrobe with sliding mirrored doors.

### Bedroom 3 2.99m (9ft 8in) max into dormer x 2.42m (7ft 10in) max

Double glazed dormer window to front, ceiling light point, radiator, Karndean wood effect flooring.

### Family Bathroom

Fitted with a spa bath with thermostatically controlled shower over, modern white low level WC, corner pedestal wash hand basin with mixer tap. Tiled walls and floor, LED downlighter, chrome wall mounted heated towel rail, obscure double glazed window to rear.

### Utility 3.54m (11ft 5in) max x 2.45m (7ft 11in)

The current owners have this set up as utility space but it could be converted back to a bedroom that could be utilised with the area to the second floor which has full planning permission.

Currently the space enjoys a double glazed dormer window to rear. worksurface space under which there is a cupboard and space and connection point for washing machine and tumble dryer. Radiator and ceiling light point. Stairs to second floor with open wooden balustraded railings and storage cupboards under.



## Second Floor

### Landing

Accessed from the utility space and having a mezzanine storage area, double glazed Velux skylight with a view and blind. Door opens to

### Bedroom 4/Loft Space

Two Velux double glazed skylights to front and rear affording splendid views.

### Outside

Directly to the rear of the property and extending away is a composite decked seating area with inset LED uplighters. This area gives access to the workshop (described later) and paved steps lead up to the formal lawn with a splendid Japanese Maple in the centre of a gravelled square. The lawn is flanked to three sides by planted beds with a hedge and fenced perimeter giving it privacy and seclusion. The garden further benefits from a sensed outside light point and a

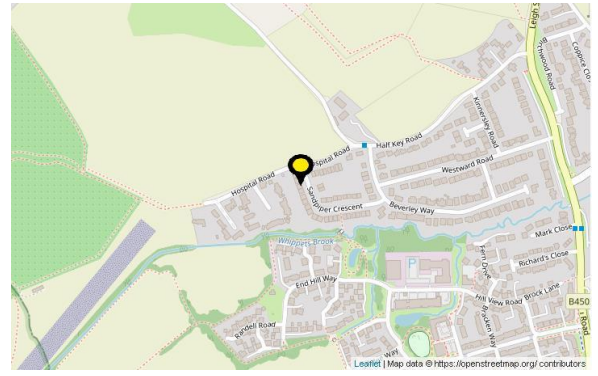
### Workshop/Store 5.01m (16ft 2in) x 1.42m (4ft 7in)

Having secure obscured double glazed pedestrian doors to front and rear, a useful storage area currently with shelving. Outside water tap.



## Directions

From the agent's offices in Great Malvern proceed north along the A449 towards Worcester. Turn left at the Link Top traffic lights and bear round to the right into Newtown Road. Continue and the road will change into Leigh Sinton Road. After passing Dyson Perrins School on the right hand side take the fourth turning on the left into Half Key Road, take the third turning on the left into Hospital Road. Take the first left into Sandpiper Crescent 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 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.

## 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

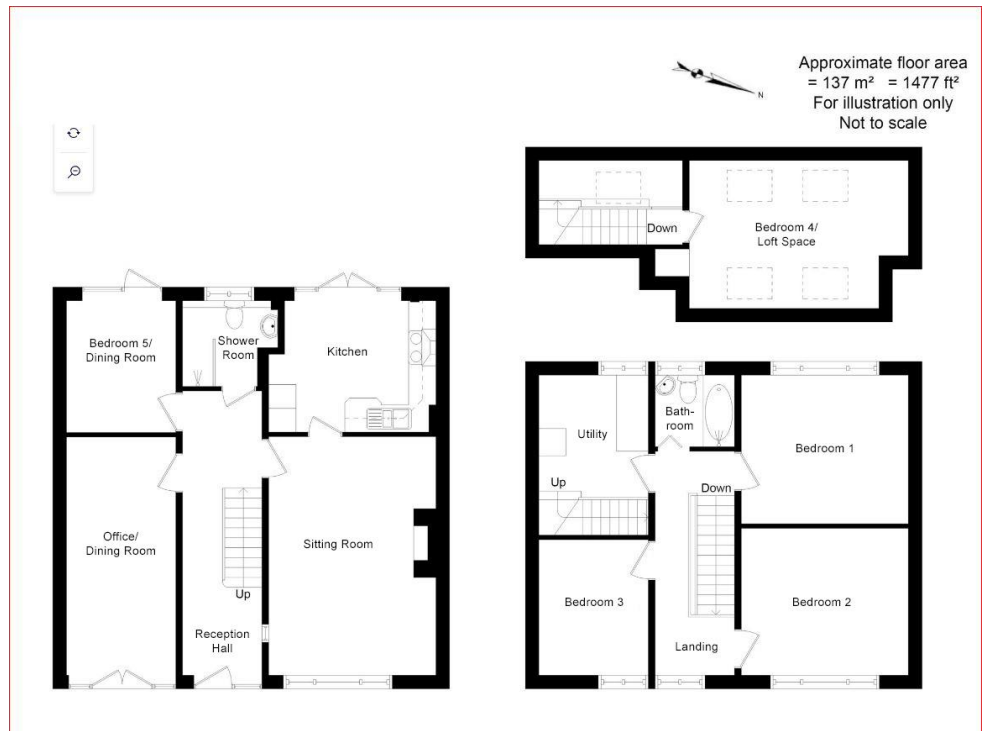
## Council Tax

COUNCIL TAX BAND "C"

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 D (65).



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