

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A METICULOUSLY PRESENTED THREE BEDROOMED DETACHED BUNGALOW OCCUPYING A QUIET AND FANTASTIC POSITION IN A HIGHLY DESIRABLE RESIDENTIAL AREA IN THE VILLAGE OF CRADLEY ORIGINALLY BUILT IN 2021 AND BENEFITTING FROM REMAINING NHBC WARRANTY. BEAUTIFUL FRONT ASPECT. CONSERVATORY, EN-SUITE SHOWER ROOM, FAMILY BATHROOM, PICTURESQUE IMMACULATELY MAINTAINED GARDEN, OFF ROAD PARKING AND GARAGE. EPC RATING 'B'.**

## Malvern Oaks Close - Guide Price £395,000

3 Malvern Oaks Close, Cradley, Malvern, WR13 5NE





## 3 Malvern Oaks Close

### Location & Description

Situated in the popular and much sought after village of Cradley which is conveniently placed for access to the major centres of Malvern, Ledbury and the cities of Worcester and Hereford. The village has a village store, Doctors surgery, British Legion Club and village hall. Cradley also offers a popular village primary school. Further and more extensive facilities are available in the neighbouring towns of Great Malvern, Ledbury or the city of Worcester all offering a diverse range of independent shops, supermarkets, eateries and other leisure facilities.

Transport communications are excellent with mainline railway stations in Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester offering a corridor to The Midlands and South West. There are mainline railway stations in nearby Malvern and Colwall with direct links to Worcester, Birmingham, London, Hereford and South Wales.

### Property Description

This a unique opportunity to purchase an beautifully presented three bedroomed double fronted detached bungalow occupying a fabulous position in a highly regarded cul-de-sac. 3 Malvern Oaks Close was originally constructed during 2021 and has been built to a high specification and still benefits from the remaining NHBC warranty. The current owners have improved the property by maintaining an immaculate rear garden and by adding a pedestrian door to the rear of the garage. The property also benefits from a CCTV system covering the whole external property. The accommodation throughout is light and airy and boasts many positive attributes.

The property benefits from gas central heating, double glazing and Karndean flooring throughout. The bungalow is set back from the road behind a lawned foregarden and a pathway leads you to a lovely seating area to enjoy the front aspect view. Steps up into the large covered porch which is currently used as a further seating area to enjoy the lovely peaceful to the front of the property, also benefiting from outside electric points and external lighting. A tandem driveway can be found to the left hand side of the bungalow where access can be given to the up and over garage door and gated secure side access to the garden.

The agent recommends early viewings.

The double glazed composite door opens up to

### Welcoming Spacious Hallway

where you will find doors to all rooms, Karndean flooring. Radiator, loft access point, three ceiling light fittings and storage cupboard. Thermostatic control.

### Kitchen Diner 4.57m (14ft 9in) x 3.44m (11ft 1in)

Karndean flooring continuing from the hallway. Dual aspect double glazed windows to the side and front which provide a lovely view. Spotlights, a range of base and eye level units and worktop over and pelmet lighting. Radiator, built-in eye level OVEN with gas HOBS and extractor fan over, built-in FRIDGE FREEZER and DISHWASHER. Ceramic sink and drainer with tap over, open to





### Utility Space

Space for washing machine, base and eye level units with worktop over. Stainless steel sink and drainer with mixer tap over, extractor fan, radiator, double glazed window to the side.

### Sitting Room 5.61m (18ft 1in) x 3.44m (11ft 1in)

Carpet, radiator, two ceiling light fittings, double glazed window providing a lovely outlook onto the enclosed rear garden and french doors giving access to the

### Conservatory

Built of brick and UPVC construction, LVT flooring, sliding double glazed allows access to garden, spotlights and a view over the immaculate rear garden.

### Bedroom 1 3.87m (12ft 6in) x 3.41m (11ft) (max point)

Carpet, dual aspect double glazed window to the side and the rear overlooking the garden. Radiator, built-in wardrobes, pendant light fitting and door to en-suite.

### En-suite

Tiled floor, tiled shower cubicle with mains power shower connected, spotlights, extractor fan, obscured double glazed window to the side, pedestal wash hand basin and tiled splashback. Close coupled WC, shaving point, chrome heated towel radiator.

### Bedroom 2 3.49m (11ft 3in) x 3.44m (11ft 1in) (max point)

Carpet, pendant light fitting, double glazed window to the front and lovely views. Radiator, built-in wardrobes.

### Bedroom 3 3.44m (11ft 1in) x 2.27m (7ft 4in) (max point)

Carpet, radiator, double glazed window overlooking the garden, pendant light fitting and built-in wardrobes.



### Bathroom

Karndean flooring flowing from the hallway. Partially tiled walls, spotlights, extractor fan, double glazed window to the front, heated chrome towel radiator, vanity wash hand basin, tiled splashback, mixer tap over, close coupled WC, panelled bath with taps over and mains powered shower connected, shaving point.

### Outside

### Garage

Accessed by the up and over door from the driveway or the pedestrian door from the garden. Light and power connected.

### Rear Garden

Accessed via the secure side gate and patio sliding door from the conservatory. This is a beautifully maintained garden which is mainly laid to lawn with an array of beautiful flowers, shrubs and trees which include a conker and apple tree. A paved and gravelled pathway to the edge of the garden provides access to a patio area which occupies a position to the rear, a private a secluded setting to enjoy the sunshine. Further flower and shrub borders to the rear which provide colour all year round. External water tap, external power sockets and external lighting. GARDEN SHED on a raised level platform.

### Agents Notes

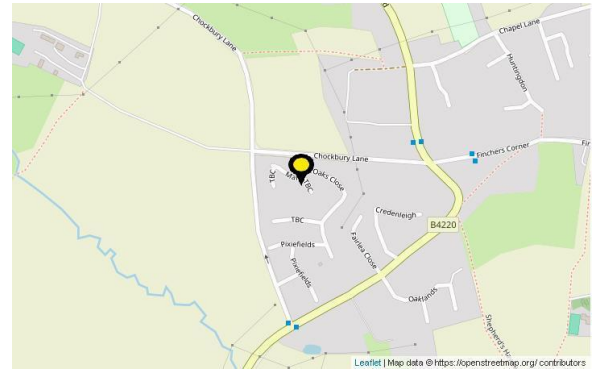
There is a management fee of approximately £250 per annum for the maintenance and upkeep of the communal areas.





## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road and after approximately quarter of a mile turn left signposted West Malvern and Bromyard. Bear right on to Cowleigh Road and proceed for some distance continuing into open countryside. The road eventually leads to a T Junction and meets the main Worcester to Hereford road (A4103). Turn left towards Hereford and continue for approximately two miles. Turn left into the village of Cradley (signposted Bosbury) and continue through the village. Upon passing the village shop turn right then right again into Pixiefields. Continue straight at the end of the road turn left. At the next T-junction turn right and then first left. Follow the road into Malvern Oaks Close and take the first left where number 3 will be found on the right hand side at the end of the no through road.



## Services

We have been advised that mains services and fibre broadband 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 B (82).

GROUND FLOOR  
1120 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq ft. (104.0 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 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.  
Made with: HomePlan (2024)

### 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.



**Malvern Office**  
**01684 892809**

13 Worcester Road, WR14 4QY  
malvern@johngoodwin.co.uk