

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DISTINGUISHED EXECUTIVE STYLE DETACHED PROPERTY FINISHED TO AN EXCEPTIONALLY HIGH STANDARD OF PRESENTATION AND UPGRADES BY THE CURRENT OWNERS AND OFFERING WELL PROPORTIONED ROOMS, IDEAL FOR FAMILY LIVING IN A CONVENIENT AND MUCH SOUGHT AFTER LOCATION. ENERGY RATING "B"

Sayers Avenue - Guide Price £625,000

10 Sayers Avenue, Malvern, WR14 1PR

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10 Sayers Avenue

Location & Description

Situated on the outskirts of the popular Malvern Vale Development, 10 Sayers Avenue enjoys a convenient location within the estate with easy access to the Sainsbury Local store and the play area. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern that offers a range of independent shops, Waitrose supermarket and the renowned theatre complex with concert hall and cinema, all set against the backdrop of the Malvern Hills.

Educational facilities are well catered for with a primary school situated on the development and Dyson Perrins Secondary School close by. Within Great Malvern and in the nearby City of Worcester there are a number of renowned private schools.

Transport communications are excellent with a bus service located close by and also mainline railway stations in both Malvern Link and Great Malvern providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester bringing The Midlands, South West and South Wales into an easy commute.

A short walk from the property a network of footpaths and bridleways can be accessed leading to open countryside and the Malvern Hills, ideal for the outdoor enthusiast.

Property Description

10 Sayers Avenue is a wonderfully located modern executive detached property situated on the outskirts of this popular and much sought after estate that has convenient access to local amenities, transport networks and excellent schooling.

The property is initially approached over a block paved shared driveway which is owned by number 10 but also gives access to two further properties and leads past an open lawned area that fronts the property and giving access to double wooden vehicular gates accessing a private driveway that allows for ample off road parking and gives access to a detached double garage.

To the southerly aspect of the house is a range of solar voltaic cells providing an annual income of £450 plus any electricity used in the property during the time the panels are providing electricity.

From the driveway a paved pedestrian path leads past the lawned foregarden with mature planted beds with shrubs and beautiful climbing roses over the oak framed storm porch with pitched tiled roof and a sensored light point creating a wonderful entrance to this fabulous property.

A composite double glazed door with chrome fittings opens to the substantial accommodation which offers well proportioned rooms set over two floors and all benefitting from double glazing and Hive heating which can be controlled from an App. The total accommodation is in excess of 2000 sq ft with the current owners having taken a lot of care, time and attention in improving and enhancing the accommodation to create the fine living environment that is on offer today. These improvements are extensive and the house has been wired for Cat 6 networking.

The accommodation in more detail comprises;

Reception Hall 4.83m (15ft 7in) x 2.51m (8ft 1in) max

A welcoming space at the hub of this house and from where a wonderful glazed and oak open balustraded staircase leads to the first floor galleried landing with a lovely vaulted ceiling. The current owners have added useful fitted drawers under the stairs ideal for storage and there is a further understairs storage cupboard. A beautiful tiled floor flows throughout this area and there are three ceiling light points as well as a modern vertical radiator. Hive thermostat control point, glazed inset door to kitchen and double doors with glazed insets open to the sitting room, glazed door to dining room. Further door to

Cloakroom

Continued tiled floor. Fitted with a modern suite consisting of a white low level WC, pedestal wash hand basin with mixer tap, tiled splashback, ceiling light point, obscured double glazed window to rear and radiator.

Sitting Room 6.95m (22ft 5in) max into bay x 3.49m (11ft 3in)

A generous dual aspect space enjoying a double glazed bay window to front and further double glazed double doors with internal blinds overlooking and opening to the landscaped rear garden. Two ceiling light points, two radiators, upgraded engineered oak wood flooring. A focal point of this room is the electric fire set into a lovely wooden fire surround and mantel with marble effect back and hearth.

Dining Room 3.90m (12ft 7in) max into bay window x 3.38m (10ft 11in)

Enjoying a wide double glazed bay window to front overlooking a wonderful lawn and central area. Further double glazed window to side. This is a flexible and versatile room which the current owners use as a dining room and home office and being excellently positioned adjacent to the breakfast kitchen accessed through a pedestrian door.

Breakfast Kitchen 6.95m (22ft 5in) max x 4.65m (15ft) max

This is an open space ideal for family living with the initial part being given over to a fitted kitchen that offers a range of shaker style drawer and cupboard base units with granite worktop over, set into which is a sink with Quooker tap (instant boiling water). Double glazed window to side. Matching wall units with underlighting and wine rack. The kitchen





boasts a range of integrated appliances including an AEG stainless steel gas HOB with glass splashback and matching extractor over. AEG **DOUBLE OVEN, DISHWASHER and FRIDGE FREEZER**. In the centre of this space is a wonderful breakfast island with granite worktop under which are additional useful storage cupboards, feature light over. Inset ceiling spotlights, radiator and tiled floor that flows throughout this area and into the breakfast room with double glazed window to rear and further double glazed French doors with internal blinds opening to the patio. Ceiling light point, radiator, tiled splashbacks, further fitted units incorporating display cabinets and underlighting. Door opening to

Utility Room 1.96m (6ft 4in) x 1.60m (5ft 2in)

A useful space with additional cupboard and worksurface space with sink unit with mixer tap. Double glazed window to side, wall mounted Ideal boiler, tiled splashbacks, double glazed pedestrian door giving access to the garden. Inset ceiling light point, continued tiled flooring and radiator. Undercounter space for washing machine and further white goods.

First Floor

Landing

Approached via the stairs from the reception hall this galleried landing has a wonderful vaulted ceiling with inset ceiling spotlights and four double glazed Velux skylights flooding this area with natural light. One of the skylights has an electrical opener with sensorised rain control. Modern vertical radiator. Strategically placed wall light points, two ceiling light points, access to part boarded loft space via pull down ladder. Airing cupboard housing the mains pressurised hot water cylinder. Door to

Master Bedroom 3.87m (12ft 6in) x 4.65m (15ft)

Positioned at the rear of the property. The current owners have created an addition of double glazed, double doors (with internal blinds) opening to a glazed Juliet style balcony overlooking neighbouring fields. Further double glazed window to rear, inset ceiling spotlights and wall mounted light points either side of bed space. Radiator. This is a generous sized bedroom that further benefits from a dressing space with single wardrobe either side with hanging space. Door to

En-suite

Fitted with a modern white suite consisting of a low level WC, pedestal wash hand basin with mixer tap, walk-in shower enclosure with thermostatic controlled shower over. Obscured double glazed window to side, inset ceiling spotlights, ceiling mounted extractor fan, chrome wall mounted towel rail, wall mounted shaver point. Splashbacks and flooring in complimentary tiling.

Bedroom 2 3.54m (11ft 5in) maximum x 3.13m (10ft 1in)

Positioned to the front of the property and enjoying a double glazed window. Ceiling light point, useful recess where fitted wardrobes could be installed. Radiator and door opening through to

En-suite Shower Room

Fitted with a low level WC and modern white pedestal wash hand basin with mixer tap, walk-in shower enclosure with thermostatic controlled shower over. Inset ceiling spotlights, ceiling mounted extractor fan, chrome wall mounted heated towel rail. Floor and splashbacks in complimentary tiling. Obscured double glazed window to front.

Bedroom 3 3.49m (11ft 3in) x 3.38m (10ft 11in)

A further double bedroom with double glazed window to front, useful recess where a fitted wardrobe could be installed. Ceiling light point, radiator.

Bedroom 4 3.54m (11ft 5in) maximum x 2.94m (9ft 6in)

Double glazed window to rear, inset ceiling LED spotlights, radiator. Engineered wood flooring. Pull down loft hatch with ladder and being part boarded. Currently being used as a home office with a range of fitted cupboards, drawer unit and desktop.

Family Bathroom

Fitted with a modern suite consisting of a low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower head fitment, shower enclosure with a thermostatic controlled shower over. Splashbacks and floor in complimentary tiling. Obscured double glazed window to rear, chrome wall mounted heated towel rail, ceiling mounted extractor fan and LED downlighters.

Outside to the rear

The current owners have spent a lot of time and money professionally landscaping the garden area. Leading out of the French doors from the sitting room and kitchen is a gravelled seating area with stepping stone path leading to the paved path giving access to the shaped lawn flanked on three sides by planted beds. A sunken circular seating area is surrounded by stone chippings with a further path and paved area directly behind the garage. The current owners have also purchased an area of additional land to the left hand side of the property with a secured double gate giving pedestrian access to rear garden. The garden further benefits from an outside water tap, sensorised light points and wooden **SHED**. The whole garden is enclosed by a fenced perimeter with strategically placed power socket. Sensorised pelmet lighting is set on the pelmets behind the garage where there is a composite pedestrian door giving access through to

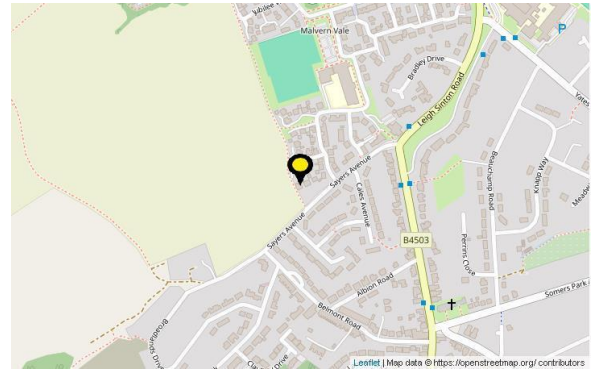
Double Garage 5.40m (17ft 5in) x 5.09m (16ft 5in)

Having two up and over doors to front, giving access to the driveway. Inset ceiling spotlights, power sockets, Cat 6 connection and pulldown loft access with pulldown ladder and being part boarded allowing for excellent additional storage.

Agents Note: Outline planning has been applied for on the adjacent field and further information regarding this can be found <https://plan.malvernhill.gov.uk/> using the reference 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. After a short distance and at the right hand bend in the road turn left into Sayers Avenue. The property can then be found on the right hand side shortly after Swinyard Road as denoted by the Agents 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.

The Malvern Vale estate does have communal green areas for which there is a monthly charge of £23.62.

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

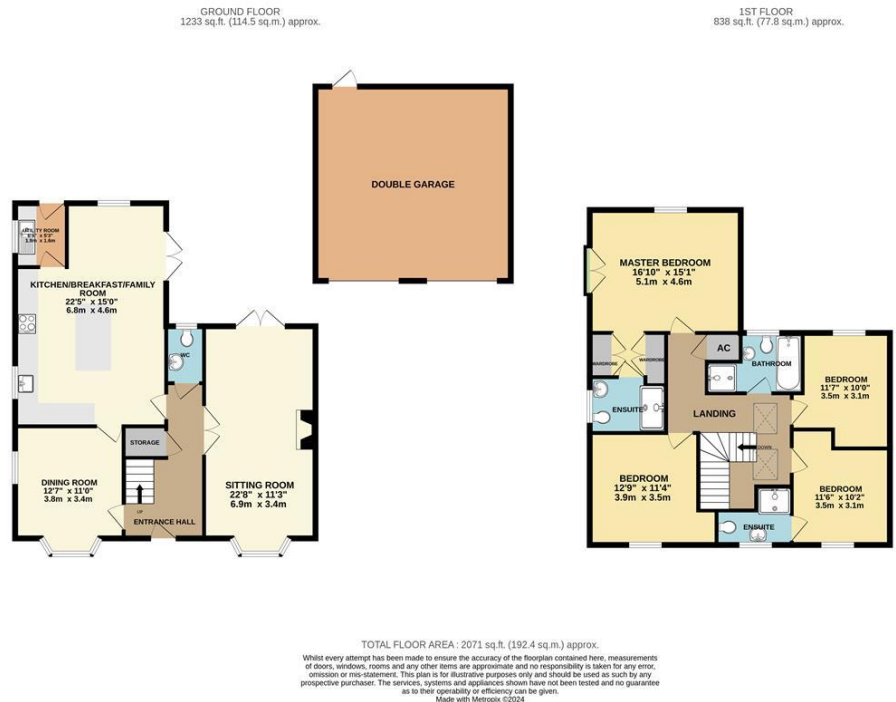
Council Tax

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 B (89).



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