

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMMACULATELY PRESENTED SEMI DETACHED HOME BUILT IN 2018 AND ENJOYING A QUIET CUL-DE-SAC LOCATION IN THE POPULAR VILLAGE OF LEIGH SINTON. SOUTH FACING ENCLOSED REAR GARDEN AND OFF ROAD PARKING. EN-SUITE. ENERGY RATING "B"

Norway Close - Guide Price £294,000

14 Norway Close, Leigh Sinton, Malvern, WR13 5FE



14 Norway Close

Location & Description

Located in the highly regarded village of Leigh Sinton which provides an idyllic setting with amenities of local village shop and public house. Further and more extensive amenities such as banks, building societies, Waitrose supermarket and shops are available in the nearby town of Great Malvern.

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

Educational facilities are well catered for with a popular primary school in the village which has been rated by Ofsted as 'outstanding' as well as Dyson Perrins Secondary School a short distance away in Malvern. There are a number of highly regarded private schools in both Malvern and Worcester.

Property Description

The house is a predominantly positioned semi-detached home built in 2018 by Cala Homes a developer who is renowned for its superior craftsmanship and quality of finish. The house carries an unexpired NHBC warranty.

Gas central heating and double glazing, entrance hall, cloakroom, dining kitchen, living room, three bedrooms (one with en-suite and built in wardrobes). There is off road parking for two vehicles to the side of the house.

Set back from the road behind a slate foregarden. The accommodation in more detail comprises:

Entrance Hall

Amtico luxury vinyl flooring. Stairs to first floor, radiator, pendant light fitting. Doors to

Dining Kitchen 4.52m (14ft 7in) x 2.48m (8ft)

Continued Amtico flooring from the hall. Two ceiling light fittings, pelmet lighting, double glazed window to front, range of base and eye level units with worktop over, built in **WASHER DRIER**, **DISHWASHER**, built in **OVEN** and **HOB**, extractor fan, built in **FRIDGE FREEZER**. One and a half bowl, stainless steel sink with mixer tap and drainer. TV point, radiator and boiler cupboard.

Sitting Room 4.85m (15ft 8in) x 4.11m (13ft 3in) max

Double glazed French doors to the rear aspect providing access to the lovely rear garden. Full height windows to either side of the doors. Ceiling light fitting, storage cupboard, TV point, media plate, two radiators and pendant light fitting.

Cloakroom

Amtico floor, close coupled WC, pedestal wash hand basin with tiled splashback, obscure double glazed window to front, chrome heated towel radiator and ceiling light fitting.

First Floor

Landing

One airing cupboard housing the hot water tank and additional cupboard. Carpet, pendant light fitting. Door to





Bedroom 1 3.44m (11ft 1in) x 2.56m (8ft 3in) max

Carpet, double glazed window to rear, radiator, pendant light fitting, TV point. Built in wardrobes and door to

En-Suite

Amtico flooring, obscure double glazed window to side, shaving point, pedestal wash hand basin, close coupled WC, partially tiled walls, tiled shower cubicle with mixer shower connected, ceiling light fitting. Chrome heated towel radiator and extractor fan.

Bedroom 2 3.46m (11ft 2in) x 2.61m (8ft 5in)

Carpet, radiator, double glazed window to front, pendant light fitting, TV point.

Bedroom 3 2.27m (7ft 4in) x 2.11m (6ft 10in)

Carpet, radiator, TV point, double glazed window to rear, pendant light fitting. Currently utilised as a home office.

Bathroom

Amtico flooring, close coupled WC, pedestal wash hand basin, panelled bath with mixer shower over, chrome heated towel radiator, partially tiled walls, obscure double glazed window to rear, extractor fan and ceiling light fitting.

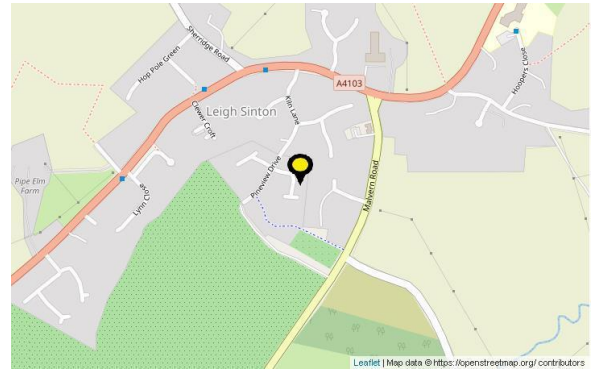
Outside

The house has a beautifully presented and maintained, larger than average enclosed rear garden that can be accessed from the side of the house or through the French doors in the sitting room. Patio area enjoying the south facing aspect. Lawned area with shrub and flower borders providing colour all year round. Gravelled area with Arbour seating. External water tap and lighting.



Directions

From Great Malvern proceed along the A449 towards Malvern Link. After approximately half a mile at the traffic lights at Link Top turn left towards Leigh Sinton. The road forks in three directions, take the right hand fork signed to Leigh Sinton into Newtown Road. Continue this route to the outskirts of Leigh Sinton. At the T Junction with the A4103 turn left and then an immediate left into Kiln Lane. Follow the road round taking the left turn into Norway Close. The property will be found at the head of the cul-de-sac.



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

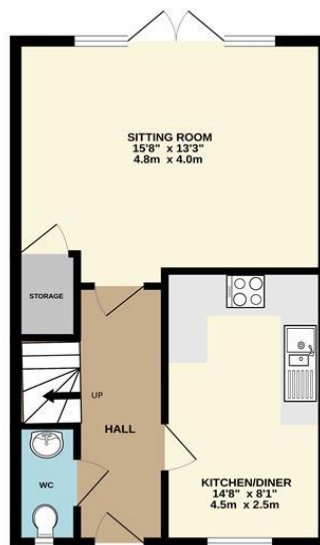
COUNCIL TAX BAND "C"

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

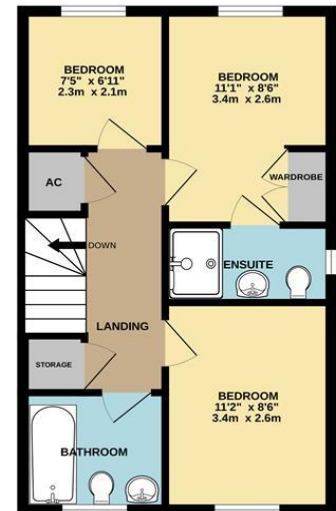
EPC

The EPC rating for this property is B (83).

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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 checked 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 Metropix ©2021.

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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.



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