

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMMACULATELY PRESENTED MODERN DETACHED FAMILY HOME (APPROX. 1356 SQ FT EXCLUDING GARAGE), POSITIONED IN A POPULAR AND MUCH SOUGHT AFTER RESIDENTIAL AREA LOCATED ON THE OUTER FRINGES OF MALVERN VALE WITH VIEWS OVER AN OPEN FIELD ON A NO THROUGH ROAD. THE SPACIOUS ACCOMMODATION HAS FOUR DOUBLE BEDROOMS, ONE WITH EN-SUITE AND A DETACHED DOUBLE GARAGE WITH OFF ROAD PARKING ENERGY RATING "C"

Hollybush Close - Guide Price £479,950

5 Hollybush Close, Malvern, WR14 1FN

4 2 2



5 Hollybush Close

Location & Description

The property has a very private position situated in a popular and much sought after residential district on the outer fringes of the Malvern Vale on a no through road. Malvern Vale development offers a Sainsbury's Local, a primary school, community facilities and a bus service.

The town centre of Great Malvern is approximately one and a half miles distant and offers a range of amenities including independent shops, banks, building societies, Post Office, restaurants and a Waitrose supermarket. Malvern is also well known for its theatre complex, concert hall and cinema all set within the backdrop of the inspirational Malvern Hills. Many walks to be enjoyed with access to the fields and orchards at the front of the property.

Transport communications are excellent with two main line railway stations in Great Malvern and Malvern Link connecting Worcester, Birmingham, London, Hereford and South Wales and junction 7 of the M5 motorway is just outside Worcester and brings the Midlands and South West into an easy commute.

Educational facilities are well catered for with a number of highly regarded primary and secondary schools, with private and state sectors.

Property Description

This is a unique opportunity to purchase a spacious and beautifully presented modern detached family home. From the front aspect the property has fine views over open countryside and there are many walks to enjoy over orchards and woodlands. The house provides spacious and versatile accommodation throughout and the current owners have updated both the family bathroom and en-suite in recent months. A new boiler benefits from a remaining warranty.

The property sits behind a slate border with hedge, off road parking for two vehicles in front of the detached double garage. A paved path leads to both the secure gated side access to the rear garden and to the composite UPVC double glazed front door that opens to

Entrance Hall

Hardwood flooring, ceiling light fitting, radiator, storage cupboard, stairs to first floor, door to dining room and kitchen diner and double doors opening to

Sitting Room 6.61m (21ft 4in) x 3.49m (11ft 3in)

Continued hardwood flooring, dual aspect double glazed windows to front and double glazed French doors giving access to the garden. Two ceiling light points, two radiators.

Dining Room 3.69m (11ft 11in) x 3.35m (10ft 10in)

Double glazed window to front, ceiling light fitting, radiator and carpet.





Kitchen/Breakfast Room 4.88m (15ft 9in) x 4.49m (14ft 6in) max

This is a light and airy room which creates a sociable environment.

The kitchen has a tiled floor, double glazed window to side and double glazed French doors giving access to the garden. Storage cupboard, spotlights, radiator, range of base and eye level units with worktop over, built in **OVEN**, gas **HOB** with extractor over, one and a half bowl stainless steel sink with drainer and mixer tap. Built in **DISHWASHER**, space for **FRIDGE FREEZER** and door to

Utility Room

Continued tiled floor from the breakfast kitchen, base level units and space for washing machine, separate worktop space with space under for white goods. Ceiling light fitting, double glazed composite door to outside. Ceiling light fitting and radiator.

First Floor

Landing

Access to loft space, ceiling light fitting, radiator and airing cupboard. Door to

Bedroom 1 3.66m (11ft 10in) x 3.54m (11ft 5in)

Carpet, ceiling light fitting, Double glazed doors opening to a Juliet balcony. Built in wardrobes, radiator. Door to

En-Suite

Recently refurbished, laminate flooring, close coupled WC, partially tiled walls, tiled shower cubicle with mains powered shower over with waterfall setting. Spotlights, extractor fan and vanity wash hand basin with cupboards below. Obscured double glazed window to front, heated towel radiator, built in toothbrush charger, electric light mirror with touch setting.

Bedroom 2 4.03m (13ft) x 3.72m (12ft) max

Carpet, double glazed window to front, radiator and ceiling light fitting

Bedroom 3 3.90m (12ft 7in) x 2.99m (9ft 8in) max

Carpet, double glazed window to rear, ceiling light fitting, radiator.

Bedroom 4 3.35m (10ft 10in) x 2.97m (9ft 7in) max

Carpet, double glazed window to rear, radiator and ceiling light fitting.

Bathroom

Recently refurbished. Tile effect flooring and tiled walls, close coupled WC with vanity wash hand basin with drawers below. Built in toothbrush charger, electric touch mirror, panelled bath with mains powered shower over with waterfall setting over. Spotlights, extractor fan, heated towel radiator, obscured double glazed window to rear.

Outside

The garden to the rear is accessed from the utility room, double glazed doors from the kitchen/breakfast room and from a secure gate to the side of the property.

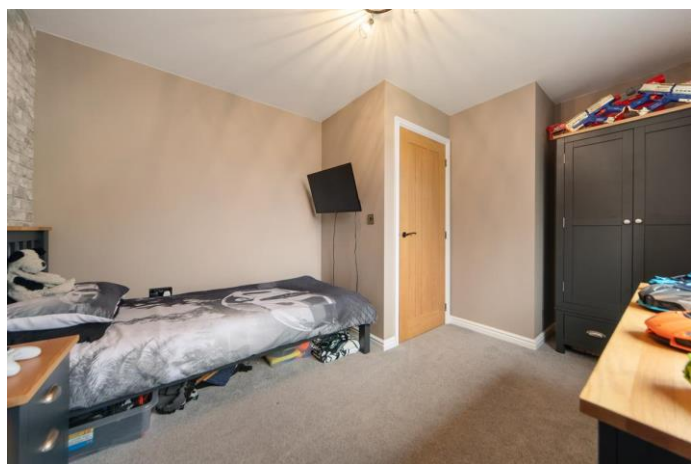
The garden has a recently landscaped patio area enjoying the secluded setting. Lawn with slate border. External water tap.

Double Garage 5.42m (17ft 6in) x 5.27m (17ft)

Light and power connected, eaves storage space and two up and over doors to front. There is external lighting to the front of the property.

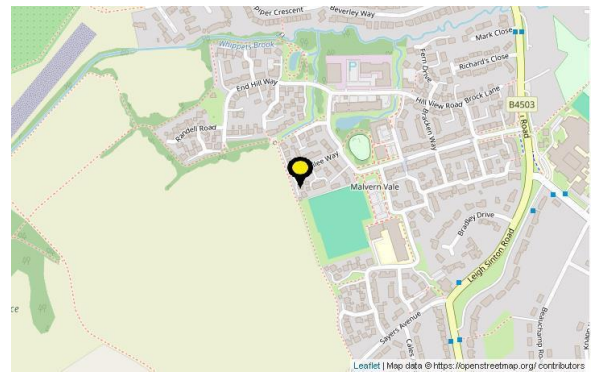
Agents Note

There is a pending planning application for outline permission for a development on the land opposite 5 Hollybush Close. More information can be found on the Malvern Hills District Council website under the application number 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. Continue straight ahead and turning left onto Hill View Road, turn left onto Swinyard Road taking the second right onto Jubilee Way. Hollybush Close can be found on the left and number 5 is the last house on the road as indicated by the agent 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 "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 C (79).



TOTAL FLOOR AREA : 1356sq.ft. (126.0 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.
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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.

