

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED MODERN TWO BEDROOMED SEMI DETACHED HOUSE LOCATED IN A QUIET AND SOUGHT AFTER CUL-DE-SAC IN THE POPULAR VILLAGE OF LEIGH SINTON. TANDEM OFF ROAD PARKING, LANDSCAPED, WEST FACING, REAR GARDEN. ENERGY RATING "B"**

## Norway Close - Guide Price £250,000

18 Norway Close, Malvern, WR13 5FE

2 1 1





# 18 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

18 Norway Close is a modern semi-detached house built in 2018 by Cala Homes, a developer renowned for its superior craftsmanship and quality of finish. The house carries an unexpired NHBC Warranty and occupies a desirable position in a quiet cul-de-sac. It offers a landscaped, west facing enclosed rear garden, tandem off road parking at the side of the house. Gas central heating and double garage, entrance hall, cloakroom, kitchen, two bedrooms.

Set back from the road behind a lawned foregarden with mature shrubs to each side and a path leads to a UPVC front door under a storm porch with external lighting.

The accommodation in more detail comprises:

### Entrance Hall

Luxury vinyl flooring, ceiling light fitting, radiator. Radiator. Door to

### Kitchen 3.33m (10ft 9in) x 1.63m (5ft 3in)

Luxury vinyl flooring continuing from hall, ceiling light fitting, double glazed window to front, range of base and eye level units with worktops over. One and a half bowl stainless steel sink and drainer. Built in DISHWASHER and WASHER DRYER, built in HOB with extractor over and OVEN. Space for fridge freezer. Pelmet lighting.





### **Sitting and Dining Room 3.90m (12ft 7in) x 4.57m (14ft 9in)**

A sociable family space, double glazed French doors giving access to the rear garden. Carpet, ceiling light fitting, space for table, storage cupboard downstairs, radiator.

### **Cloakroom**

Luxury vinyl flooring, close coupled WC, radiator, obscure double glazed window to front and pedestal wash hand basin with tiled splashback. Ceiling light fitting.

### **First Floor**

### **Landing**

Carpet, ceiling light fitting, access to part boarded loft space with built in ladder. Door to

### **Bedroom 1 3.20m (10ft 4in) x 2.92m (9ft 5in)**

Carpet, radiator, pendant light fitting, double glazed window to rear, two built in wardrobes, TV point.

### **Bedroom 2 3.92m (12ft 8in) x 2.79m (9ft)**

Carpet, double glazed window to front, pendant light fitting, built in wardrobe and TV point.

### **Bathroom**

Laminate flooring, partially tiled walls, ceiling light fitting, extractor fan, pedestal wash hand basin, close coupled WC, panelled bath with mains powered shower connected, obscure double glazed window to side, chrome heated towel radiator and shaving point.

### **Outside**

The rear garden has a lovely patio area that enjoys a west facing aspect, this patio can be accessed through French doors from the sitting room or via the side of the property through a secure gate from the driveway. There is a lawn with gravelled section and a hardstanding space for a shed, a raised flower bed, external water tap and external lighting.

### **Agents Note**

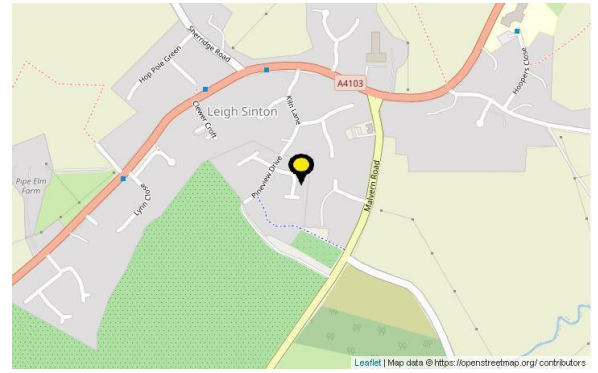
There is a yearly charge for the estate communal maintenance. The amount is to be confirmed.





## 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 on the right hand side as indicated 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.

## 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

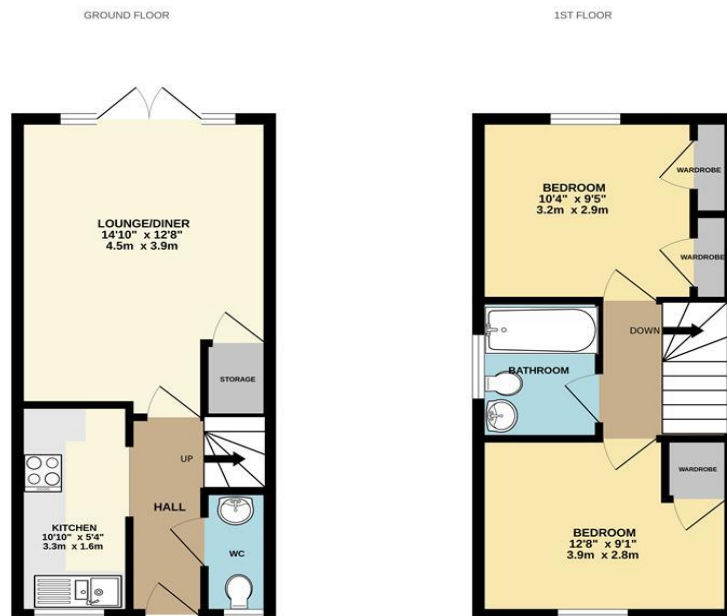
## Council Tax

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).



TOTAL FLOOR AREA: 676sq ft (63.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 10004

### 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.



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