



AN IMMACULATELY PRESENTED AND DECEPTIVELY SPACIOUS EXTENDED DETACHED PROPERTY SITUATED WITHIN THIS POPULAR ESTATE IN A QUIET CUL-DE-SAC POSITION AFFORDING VIEWS ACROSS THE SEVERN VALLEY AND BACK TOWARDS THE MALVERN HILLS. EPC "C"

Lime Tree Avenue - Guide Price £400,000

9 Lime Tree Avenue, Malvern, Worcestershire, WR14 4XE



9 Lime Tree Avenue

Location & Description

9 Lime Tree Avenue enjoys a convenient position on this popular estate positioned approximately a mile from Great Malvern where an extensive range of amenities are on offer including independent shops, banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The property is within walking distance of Peachfield Common accessing a network of paths and bridleways that criss-cross the area including the Malvern Hills. It also falls within the catchment area of some of the most highly regarded schools in the area including Malvern Wells and The Wyche Primary schools and The Chase Secondary School. Transport communications are excellent with a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service also runs through the Fruitlands estate.

Property Description

9 Lime Tree Avenue is a beautifully presented detached family home situated within a quiet cul-de-sac location within this highly sought after estate of Fruitlands, positioned on the easterly slopes of the Malvern Hills with the property affording from the front aspect views across the Severn Valley. The property is initially approached via a block paved driveway giving access to the integral tandem garage and allowing ample parking. There is a lawned foregarden with lovely central Magnolia Tree and beds. From the driveway access is gained to the UPVC front door set under a veranda storm porch with sensor lights and giving access to the living accommodation which has been extended and benefits from double glazing and gas central heating.

The light and airy rooms are set over two floors and are immaculately presented and deceptively spacious.

The living accommodation in more detail comprises;

Reception Hallway

Being a welcoming space with stairs rising to the first floor and useful understairs storage cupboard. Modern vertical radiator. Oak veneered doors with chrome furnishings which are a feature throughout this property, are set to either side of the hall giving access to the sitting room and dining kitchen described later while a further door opens through to

Guest Cloakroom

Fitted with a modern suite consisting of a close couple WC and vanity wash hand basin with mixer tap. Heated towel rail and LED downlighters. Splashbacks finished in complementary tiling. Double glazed window to rear.

Sitting Room 5.30m (17ft 1in) x 3.66m (11ft 10in)

Being a dual aspect room flooded with natural light through its east and west facing aspects enjoying a double glazed window to front and patio doors opening to the rear patio and overlooking the garden. Two ceiling light points and radiator. Wood effect flooring.

Kitchen 8.21m (26ft 6in) Including Dining Area x 2.92m (9ft 5in)

The kitchen has been recently refitted and offers a wonderful open plan living dining kitchen with the initial area being given over to a kitchen fitted with a range of Shaker door and cupboard base units with chrome handles and a granite effect worktop over with matching splashbacks. Set into the worktop is the stainless steel one and half bowl sink with mixer tap over. There is a range of integrated appliances including a gas hob with cooker hood over as well as an eye level **DOUBLE OVEN, DISHWASHER** and Larder **FRIDGE**. There is pelmet lighting along with space and connection point for





wine fridge. A wonderful breakfast bar return allows ample seating with light point over and enjoying a double glazed window to front. Radiator. There is inset ceiling light points within this area and a wood effect flows throughout and through an entrance into

Dining Area

Positioned to the rear of the property and this is the extension having patio doors opening to the rear garden. Further double glazed window to side and radiator. Inset ceiling spotlights.

First Floor Landing

Having a loft access point with pull down ladder and being part boarded. Double glazed window to rear. Doors opening through to

Bedroom 1 2.53m (8ft 2in) x 3.75m (12ft 1in)

Double glazed window to front with views. Single wardrobe with hanging space and sensed light. Ceiling light point, radiator. Sliding door to

En-Suite

Having been refurbished with a modern suite offering a close couple WC, vanity wash hand basin with mixer tap and cupboard under. Shower enclosure with thermostatically controlled rainfall and hand held shower. Floor and splashback in complementary tiling. Inset ceiling lighting. Heated towel rail.

Bedroom 2 2.73m (8ft 10in) x 3.80m (12ft 3in)

Positioned to the front of the property and being a good sized double bedroom enjoying views across the Severn Valley through the double glazed window to front and having a fitted double wardrobe with hanging and shelf space housing the boiler.

Bedroom 3 2.51m (8ft 1in) x 2.89m (9ft 4in)

A further generous bedroom positioned to the rear of the property and having a double glazed window with views up to the Malvern Hills and over the rear garden. This is a versatile room currently set up as a home office. Radiator, ceiling light point. Air conditioning unit.

Bathroom

Fitted with a modern suite consisting of a low level WC, vanity wash hand basin with waterfall style mixer tap, panelled bath with thermostatic shower over with rainfall head and hand held unit. Walls finished in complimentary tiling and obscured double glazed window to rear. Wall mounted extractor fan, towel rail and inset ceiling LED lighting.

Outside to the rear

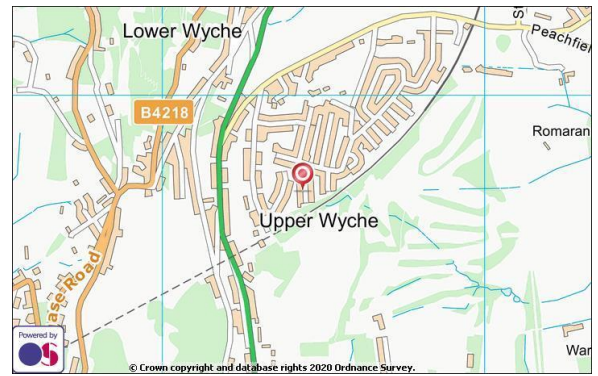
A paved patio area extends away from the property and there is a covered veranda directly outside of the patio doors from the dining room under which is also a door giving access to the garage. Steps lead up to a path leading through the tiered garden to the top where there is a further paved terrace where the wonderful views can be enjoyed across the roof tops to the Severn Valley beyond. The rear garden is west facing and benefits from gated pedestrian access to front and strategically placed light points. The garden is enclosed by a fenced and hedged perimeter and is a blank canvass for a budding gardener.

Tandem Garage 10.95m (35ft 4in) x 2.71m (8ft 9in)

Up and over to front, pedestrian door to rear, light and power. Double Glazed window. Space and plumbing for washing machine.

Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. Continue for approximately half a mile crossing Peachfield Common and on the far side just past The Railway Inn on your right turn sharp left into Peachfield Road. Continue downhill and take the 1st right into King Edwards Road. Take the first left into Fruitlands and proceed downhill taking the 2nd right into Lime Tree Avenue where the property can be found on the right hand side 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 formerly 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 C (70).



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