

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN EXTENDED SEMI DETACHED THREE/FOUR BEDROOMED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC LOCATION OCCUPYING A LARGE CORNER PLOT POSITION. WITHIN WALKING DISTANCE TO MANY LOCAL AMENITIES AND OFFERING VIEWS TO THE MALVERN HILLS. MASTER SUITE THAT WAS PREVIOUSLY USED AS AN ANNEXE. IN A HIGHLY DESIRABLE RESIDENTIAL AREA. OFF ROAD PARKING ENERGY RATING "E"

Davenham Close - Guide Price £360,000

12 Davenham Close, Malvern, WR14 2TY

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12 Davenham Close

Location & Description

The property enjoys a convenient location within close proximity to Great Malvern town centre where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium and Manor Park Sports Centre. Transport communications are excellent. There are mainline railway stations both in Great Malvern itself and in nearby Malvern Link. Junction 7 of the M5 motorway south of Worcester is only about 8 miles. Educational needs are also well catered for. There are a number of highly regarded primary and secondary schools in the immediate area in both the private and state systems.

For those who enjoy walking, Malvern Link common is only a few minutes away on foot and the full range of the Malvern Hills are less than five minutes by car.

Property Description

12 Davenham Close is a beautifully presented and extended semi detached family home that offers flexible and versatile accommodation with the benefit of a master suite which was previously used as an annexe.

It occupies a prime position in this cul-de-sac and sits on a large corner plot that benefits from a beautiful enclosed rear garden. This unique property offers a fantastic opportunity to potential buyers and is ideal for family living. There is a fully boarded loft room with Velux windows and the house underwent extensive refurbishment approximately ten years ago. There is off road parking and is set back from the road behind a mature lawned foregarden which benefits from a hedge and flower border, two pedestrian pathways lead from the road, one of which leads to the secure side gate that opens to the garden and side entrance hall, the other leads to a

Porch

Carpet, wall light and door to

Entrance Hall

Vinyl flooring, radiator, boiler cupboard, ceiling light point and further built in cupboards. Door to

Sitting Room 3.85m (12ft 5in) x 3.97m (12ft 10in) max

Carpet, double glazed window to rear overlooking garden, radiator, feature fireplace with space for electric fire, pendant light fitting.

Kitchen Diner/Snug 5.83m (18ft 10in) max x 4.90m (15ft 10in) max

A sociable open plan space, ideal for family living.

Kitchen Area

Vinyl flooring, two double glazed windows to front, vertical radiator, three ceiling light fittings, larder, built in FRIDGE, one and a half bowl ceramic sink with drainer, Range style (Cookmaster) OVEN, extractor fan, built in DISHWASHER. Door to side entrance.

Dining Area/Snug

Vinyl flooring, spotlight, ceiling light fitting, radiator, feature fireplace with space for electric fire. Double doors opening to





Conservatory 2.42m (7ft 10in) 10 x 3.04m (9ft 10in) 10

Currently used as a dining room. Built of wood and glass, tiled floor, two wall lights, lovely outlook and doors opening to the garden.

Side Entrance

Tiled floor, ceiling light fitting, doors to cloakroom and

Utility Room

Range of base and eye level units, space for white goods, ceiling light fitting and double glazed window to rear.

Cloakroom

Low level WC, tiled floor, ceiling light fitting and obscure double glazed window to side.

First Floor

Landing

Carpet, double glazed window to front, airing cupboards and doors to

Master Suite

Previously used as an annexe offering flexible accommodation and currently comprising.

Dressing Room/Sitting Room 3.75m (12ft 1in) x 2.79m (9ft)

Carpet, double glazed window to rear with lovely views towards the Malvern Hills. Two built in cupboards, radiator, pendant light fitting and door to

Bedroom 3.95m (12ft 9in) x 2.58m (8ft 4in)

Carpet, double glazed window to rear with views to the hills. Radiator, access to fully boarded loft space with pull down ladder and Velux windows.

En-suite

Wooden floor, obscure double glazed window to front, close coupled WC, vanity wash hand basin with cupboard surround, tiled walls shower cubicle with mains powered shower connected, chrome heated towel radiator. Shaving point and electric heater.

Bedroom 3.75m (12ft 1in) x 3.20m (10ft 4in)

Floorboards, double glazed window with views towards the Malvern Hills. Pendant light fitting, radiator, built in wardrobe with sliding mirrored doors.

Bedroom 2.73m (8ft 10in) x 2.71m (8ft 9in) max

Carpet, double glazed window to front, pendant light fitting, radiator, access to loft space.

Family Bathroom

Vinyl flooring, obscure double glazed window to front, panelled bath with mains powered rainfall shower over, ceiling light fitting, vanity wash hand basin, close coupled WC with cupboard surround, heated towel radiator, partially tiled walls, electric fan heater and spotlights.

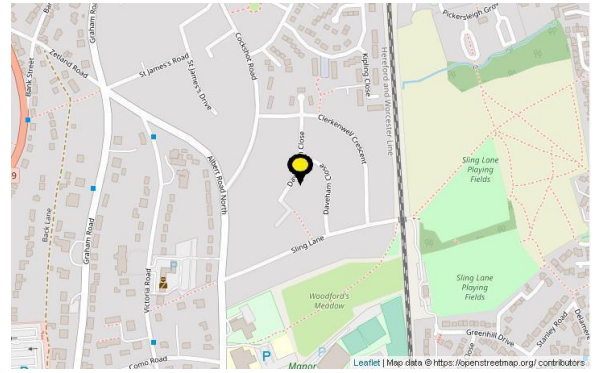
Outside

The rear garden is one of the many selling points of the property. It is larger than average, south west facing and beautifully maintained. Range of mature aspects which provide colour throughout the year. There are lawn and gravel areas, including a lovely patio area. The setting is private and offers a view to the Malvern Hills. There is a raised decked area which home to a SUMMER HOUSE (with electricity) and a bar. Pond with water feature. External tap and lighting. The garden can be accessed from the conservatory, side gate and side hall.

There is a parking area to the left of the house and a SHED (also with electricity) and gates opening to the garden.

Directions

From Great Malvern town centre proceed down Church Street before turning left into Albert Road North. Follow this route for a short distance before taking the first right hand turn into Sling Lane. Continue down hill for a few hundred yards and approach the T junction. Turn left here continuing onto Davenham Close, and the property can be found on the right hand side.



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 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

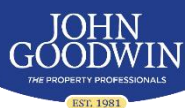
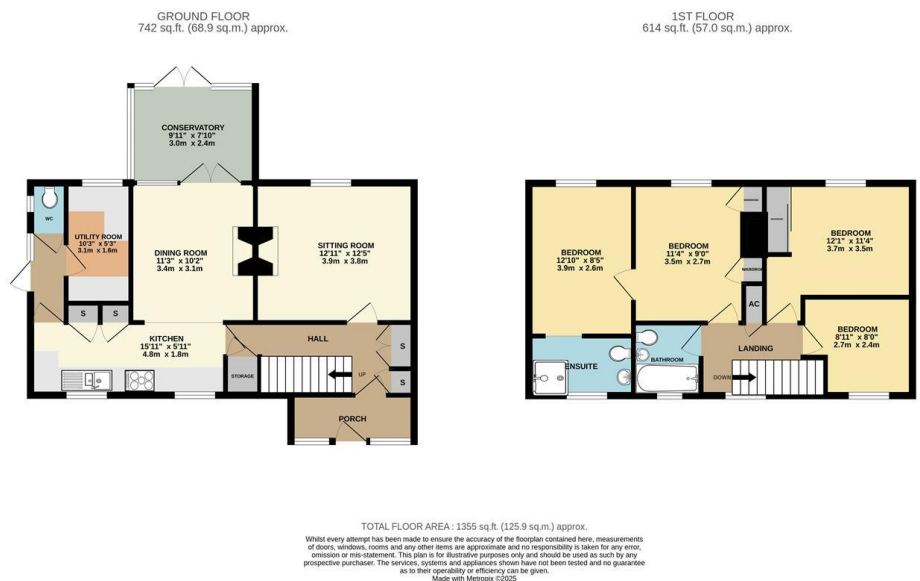
Council Tax

COUNCIL TAX BAND "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 E (53).



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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.

