

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A UNIQUE AND THOUGHTFULLY DESIGNED FOUR BEDROOMED DETACHED FAMILY HOME BUILT IN 2021 TO AN EXTREMELY HIGH AND INDIVIDUAL STANDARD OFFERING SPACIOUS AND ENERGY EFFICIENT ACCOMMODATION THROUGHOUT. POSITIONED WITH VIEWS FROM THE FRONT AND REAR IN A HIGHLY DESIRABLE RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES. SOLAR PANELS AND FOUR EN-SUITE BATHROOMS. OFF ROAD PARKING AND LANDSCAPED GARDEN. ENERGY RATING "B"

Nursery Road - Guide Price £635,000

42 Nursery Road, Malvern, WR14 1QY



42 Nursery Road

Location & Description

Enjoying a convenient position less than a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. There are more local amenities within ten minutes' walk along Newtown Road and Albert Park Road including a small general store, bakery and a range of shops.

Transport communications are excellent. There is a regular bus service in the immediate area. Junction 7 of the M5 motorway at Worcester is only about eight miles and there are mainline railway stations in both nearby Malvern Link and Great Malvern itself. Educational needs are well catered for as the property is close to both primary and secondary schools in both the state and private sectors including Malvern St James Girls School, Malvern College, Dyson Perrins High School and Somers Park Avenue primary.

Property Description

42 Nursery Road is a highly individual wonderfully positioned four bedroomed detached family home of over approximately 1760 sq feet, built in 2021 with a high level of attention to detail in a contemporary style. Excellent energy efficiency features and remaining new build warranty. A rare opportunity to purchase a house built to a high standard offering spacious, flexible environmentally friendly living. Four double bedrooms, (one of which is downstairs), underfloor heating and solar panels, four en-suites and lovely views from front and rear aspects over the Severn Valley and to the Malvern Hills.

The house is set back from the road behind a tarmac drive with Malvern stone wall surround. Planted bark border and steps lead to a path that leads to a side gate and an obscure double glazed front door under a glass porch, LED illumination, external lighting to front and side.

The accommodation in more detail comprises:

Entrance Hall

Karndean flooring, stairs to first floor, sensored spotlights, storage cupboard with sliding mirrored doors, underfloor heating, thermostat, understairs storage cupboard and doors to

Sitting Room 4.52m (14ft 7in) x 3.85m (12ft 5in)

Carpet, underfloor heating, large double glazed window to front, built in Flame effect electric fire, spotlights, thermostat control and TV point.

Bedroom 4/Study 3.80m (12ft 3in) x 2.97m (9ft 7in)

Carpet, underfloor heating, double glazed window to front, thermostat control, TV point, spotlights and door to

En-suite

Tiled floor and walls, spotlights, extractor fan, close coupled WC, heated towel radiator, shower cubicle with thermostatically controlled shower connected and waterfall setting. Mirror with lighting.

Cloakroom

Continued Karndean Flooring, underfloor heating, close coupled WC, vanity wash hand basin with cupboard below, spotlights, extractor fan and boiler.

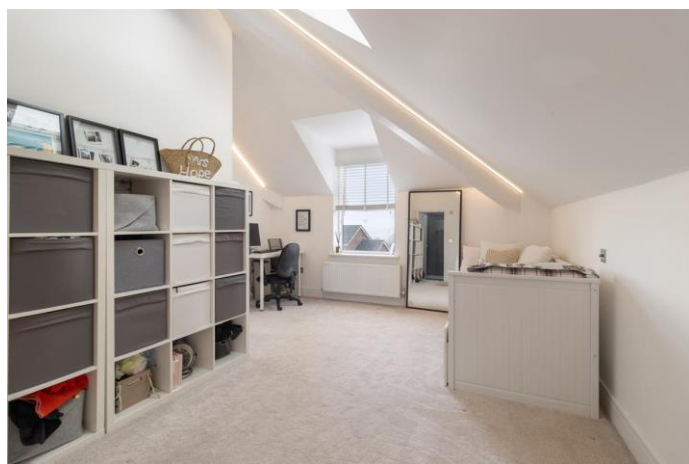
Open Plan Kitchen Diner 7.98m (25ft 9in) x 4.23m (13ft 8in)

A lovely space ideal for family living and being the central hub of the home. Triple glazed sliding doors to the beautifully landscaped rear garden and with a view to North Hill. Karndean flooring, underfloor heating, spotlights, thermostat control and door to utility.

Kitchen Area

Karndean flooring with underfloor heating, range of base an eye level units with quartz worktops and breakfast bar seating, pelmet lighting, sunken one and a half bowl stainless steel sink and drainer. Built in five ring AEG HOB with extractor fan, built in eye level Neff 'hide & slide' DOUBLE OVEN and MICROWAVE, built in FRIDGE, Bosch built in DISHWASHER, partially tiled walls, double glazed window overlooking the garden and extractor fan. LED downlighters, TV and Cat 3 points.





Utility 2.48m (8ft) x 1.91m (6ft 2in)

Karndean flooring with underfloor heating, spotlights, range of base and eye level units with Quartz worktop, built in FREEZER, space for washing machine, stainless steel sink, hot water cylinder. Solis Solar Panel controls and Extractor fan.

First Floor

Landing

Stairs lead up with an Oak and glass balustrade with inset LED lighting to walls and ceiling. Carpet. Velux window and blind (remotely controlled). Two further wall lights. Doors to

Bedroom 1 5.24m (16ft 11in) x 4.23m (13ft 8in)

Carpet, radiator, large feature double glazed window overlooking the garden and towards the hills. Vaulted ceiling with remotely controlled Velux window and blind. Exposed timbers and integrated LED strip lighting. Cat 3 points for TV. Door to

En-Suite

Tiled walls and floor, Velux window, panelled bath and separate tiled shower cubicle with thermostatically controlled shower and waterfall setting. Extractor fan, close coupled WC, wall mounted sink, LED strip lights. Wall mounted cupboard with lighting, chrome heated towel radiator.

Bedroom 2 4.18m (13ft 6in) x 3.82m (12ft 4in)

Carpet, radiator, large double glazed feature window to front with far reaching views over the Severn Valley. Vaulted ceiling with LED strip lighting on the exposed timbers. Radiator and Cat 3 points and door to

En-Suite

Tiled walls and floor, close coupled WC, wall mounted sink, chrome heated towel radiator, Velux skylight, walk-in shower cubicle with thermostatically controlled shower connected, extractor fan, strip LED lighting, wall mounted mirrored cupboard with lighting.

Bedroom 3 4.99m (16ft 1in) x 4.08m (13ft 2in) max

An L shaped room, Carpet, radiator, double glazed window to front, remotely controlled Velux rooflight with blind. LED lighting in vaulted ceiling, built in storage cupboard and door to

En-suite

Tiled walls and floor, chrome heated towel rail, close coupled WC, wall mounted sink, mirrored cupboard with lighting, walk-in shower cubicle with thermostatically controlled shower connected. LED strip lights, Velux window and extractor fan.

Outside

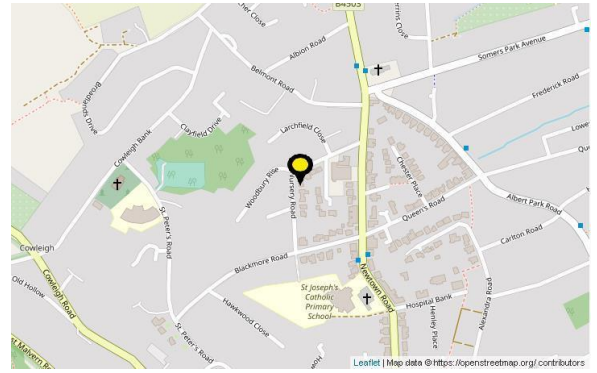
The rear garden which can be accessed through the triple glazed sliding doors from the kitchen diner and through secure side access from the side of the house. A beautifully maintained and landscaped garden with a generous patio area, raised gravel sleeper boards with inset lighting, the perfect spot for entertaining. Steps lead up from the patio area to a lawn with flower and shrub borders providing colour all year round. The garden is secluded and private and enjoys a south and west facing aspect. Exterior lighting and electric points and water tap.

Agents Note

The house is constructed of insulated concrete form (ICF)

Directions

From the centre of Great Malvern proceed north towards Malvern Link and at the first set of traffic lights at Link Top turn left into Hornyold Road. Continue to the sharp left hand bend bearing right into St Peter's Road and then into Blackmore Road. Take the first turning into Nursery Road and take the first left hand turn where the property can be found at the top of the cul-de-sac on the right hand side and as indicated by the agents 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 "E"

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 (90).



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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