



**A WONDERFULLY LOCATED DETACHED FAMILY HOME SITUATED WITHIN A QUIET CUL-DE-SAC LOCATION. THE SPACIOUS AND VERSATILE LIVING ACCOMMODATION OFFERS WELL PRESENTED AND SPACIOUS ROOMS BENEFITTING FROM DOUBLE GLAZING AND GAS CENTRAL HEATING. EPC RATING "C".**

**The Moorlands - Guide Price £475,000**

3 The Moorlands, Malvern Wells, WR14 4PS



# 3 The Moorlands

## Location & Description

Enjoying a convenient position less than two miles from the centre of the historic and cultural spa town of Great Malvern where there is a full range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

The house we believe is within the catchment area of some of the best schools in the region in both the state and private sectors including The Chase Secondary, Hanley Swan and The Wyche Primary schools, Malvern College and Malvern St James Girls School.

It is also less than half a mile from the Worcestershire Golf Club and the Three Counties Showground. The riverside town of Upton upon Severn is about five miles away. Nearby there is immediate access on to the M50 and M5 motorways.

## Property Description

3 The Moorlands is a wonderfully located detached home situated in this popular and much sought after cul-de-sac and affording fine views from the rear aspect back towards the Malvern Hills whilst to the front there is vistas across the Severn Valley.

The property is initially approached via a double width driveway allowing access to the double garage. Set back behind a lawned foregarden with shaped and planted beds the double glazed wooden front door is set under a pitched tiled roof storm porch and opens to the living accommodation which is in excess of 1,400 square foot and benefits from double glazing and gas central heating.

Since the current owners purchased the property there has been considerable improvement both to the layout and presentation of the property. These improvements include a lovely family orientated open plan living dining kitchen positioned to the rear of the property while to the first floor there is the creation of an additional shower room.

The spacious and light and airy rooms are set over two floors and comprise in more detail of

### Entrance Hall 3.02m (9ft 9in) x 3.64m (11ft 9in)

A welcoming space at the centre of the house and having a wonderful open wooden balustraded staircase rising to first floor to the galleried landing with double glazed window. Ceiling light point, coving to ceiling, radiator. Double doored storage cupboard housing the fuse board installed in 2023. There is another useful understairs storage cupboard. Radiator. Door to kitchen and sitting room and Amtico flooring flows throughout this area and through a doorway into

### Cloakroom

Fitted with a close couple WC, vanity wash hand basin with cupboard under, obscured double glazed window to side. Wall light points, ceiling light, coving to ceiling, radiator and tiled splashbacks.

### Sitting Room 6.76m (21ft 10in) x 3.35m (10ft 10in)

A wonderful generous dual aspect room enjoying double glazed window to front with glimpses of the Severn Valley, while to the rear double glazed patio doors open to the rear garden and enjoy fine views up to the Malvern Hills. Two ceiling points, two radiators, coving to ceiling and an entrance open through to

### Dining Kitchen 3.20m (10ft 4in) x 6.64m (21ft 5in)

Recently refitted with a range of modern style Shaker style drawer and cupboard base units with granite worktop over. Matching wall units. Set into the work top is a one and a half bowl ceramic sink with mixer tap under a double glazed window giving fine views up to the Malvern Hills. There is a range of integrated appliances including a five ring AEG induction HOB with extractor fan and AEG DOUBLE OVENS as well as a FRIDGE FREEZER and DISHWASHER. Housed in a matching cupboard is the modern Worcester boiler that was installed in 2023 when the





kitchen was done. Matching granite splashbacks. Breakfast bar return with additional cupboards and drawers. Inset LED downlighters. Double glazed pedestrian door to side. Electric plinth heater with two light points over breakfast bar area. Amtico flooring flows throughout this area and through into the dining space with doorway to entrance hall and floor to ceiling double glazed window giving views over the rear garden to the hills beyond. Further ceiling light point and coving to ceiling.

#### First Floor Landing

Coving to ceiling, ceiling light point, loft access point with pulldown ladder being part boarded. Doors open through to

#### Bedroom 1 3.49m (11ft 3in) x 4.00m (12ft 11in) (minimum to wardrobe)

A good sized double bedroom located to the front of the property and enjoying views across the Severn Valley to Bredon Hill and the Cotswolds beyond through a double glazed window. Ceiling light point, coving to ceiling, radiator. Built-in set of two double wardrobes incorporating hanging and shelf space with cupboards over.

#### Bedroom 2 3.85m (12ft 5in) x 3.35m (10ft 10in)

Also positioned to the front of the property a further double bedroom with double glazed window with views. Ceiling light point, radiator, coving to ceiling. Fitted double wardrobe with hanging space and cupboard over.

#### Bedroom 3 3.49m (11ft 3in) x 4.00m (12ft 11in)

Positioned to the rear of the property with fine views through the double glazed window up to the Malvern Hills. A further good sized bedroom enjoying ceiling light point, radiator and coving to ceiling.

#### Bedroom 4 2.84m (9ft 2in) x 2.66m (8ft 7in)

Double glazed window to rear with views along the range of the Malvern Hills. Ceiling light point, coving to ceiling, radiator.

#### Family Bathroom

Fitted with a three piece suite consisting of a low level WC, pedestal wash hand basin and panelled bath. Ceiling light point, obscured double glazed window to rear, radiator, shaver point and tiled splashbacks.

#### Shower Room

An addition created by the current owners which is useful being a family home and fitted with a modern white low level WC and wall mounted wash hand basin. Chrome wall mounted heated towel rail, a walk-in shower enclosure with sliding door incorporating a thermostatic controlled rainfall and hand held shower over. Inset ceiling LED downlighters, ceiling mounted extractor fan. Tiled splashbacks and floor.

#### Outside to the rear

A lovely enclosed garden with a wood fenced perimeter and gated access to front. The majority of the garden is laid to lawn being west facing and taking in the fantastic views up to the hills. There are beds surrounding the lawn to three sides planted with a variety of shrubs and plants. Across the rear of the property is a paved pedestrian path continues round to the right hand side where steps descend to the gated pedestrian access to front and to the pedestrian door to the garage. The garden further benefits from strategically placed light points and water taps.

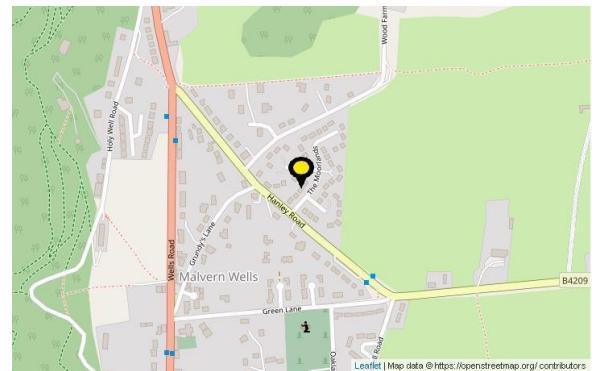
#### Garage 5.32m (17ft 2in) x 4.96m (16ft) (maximum)

An electric up and over door to front. Pedestrian door to side. Light, power and space and plumbing for washing machine.



## Directions

From the centre of Great Malvern proceed south along the A449 Wells Road towards Ledbury. Follow this route for almost two miles, forking left into Hanley Road (towards The Hanleys, Three Counties Showground, Upton and Worcestershire Golf Club). Ignore the first turn to the left. The Moorlands is the second left turning. Upon entering The Moorlands the property can be found immediately on the left hand side 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 "F"

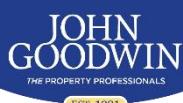
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (70).



TOTAL FLOOR AREA: 1557 sq ft (144.7 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. Any prospective purchaser should be advised to make their own enquiries as to the operability or efficiency can be given.



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