

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC ON THE POPULAR FRUITLANDS ESTATE OFFERING STUNNING SOUTH FACING GARDEN, VIEWS TO THE MALVERN HILLS, OFF ROAD PARKING AND GARAGE. EPC "C"**

## Chestnut Drive - Guide Price £285,000

21 Chestnut Drive, Malvern, Worcestershire, WR14 4AS

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# 21 Chestnut Drive

## Location & Description

21 Chestnut Drive 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

21 Chestnut Drive is a semi-detached house set back from the road behind a gravelled fore-garden with driveway offering ample parking for at least two vehicles. The well presented and maintained living accommodation benefits from gas central heating (boiler replaced in 2021) and double glazing.

The driveway continues to the side of the property to the garage and also rear door into the kitchen. There is a pathway leading to the front of the property and to the UPVC front door with obscured glass panels and storm porch over

The living accommodation comprises of:

### Entrance Hall

Carpet, pendant light fitting, radiator, telephone point and stairs to first floor. Glass panelled wood door opening to

### Lounge 4.54m (14ft 8in) maximum x 4.83m (15ft 7in) maximum

Carpet, two ceiling light fittings, double glazed window to front aspect, radiator and TV point. Log effect gas stove set on a stone hearth and built in stone surround and mantle. Double glass panelled wood doors open to

### Dining Kitchen

An open plan room divided into two areas.

### Dining Area 3.75m (12ft 1in) x 2.53m (8ft 2in)

Wood effect flooring, ceiling light fitting, radiator, telephone point and sliding patio doors into Conservatory (described later)

### Kitchen 2.99m (9ft 8in) x 2.09m (6ft 9in)

Tile effect flooring, ceiling light fitting, double glazed window to rear aspect and UPVC door with obscured glass opening to driveway. Range of Bespoke hand made wooden french country style eye and base level units, one housing the gas boiler that was replaced on 2021, wood worksurface with one and a half bowl stainless steel sink, drainer and mixer tap. Rangemaster with fan assisted OVEN, WARMING DRAWER, gas HOB and HOT PLATE with extractor over. Space for under counter fridge, space and plumbing for washing machine and dishwasher.





### **Conservatory 1.78m (5ft 9in) x 2.61m (8ft 5in)**

Tiled floor, large double glazed panels and double glazed doors opening into the rear garden. The perfect place to sit and enjoy your morning tea or coffee

## **FIRST FLOOR**

### **Landing**

Carpet, pendant light fitting, loft access point and airing cupboard with shelving and lagged hot water cylinder installed in 2021. Doors to all rooms

### **Bedroom 1 2.71m (8ft 9in) x 3.85m (12ft 5in)**

Carpet, pendant light fitting, double glazed window to front aspect, radiator and built in storage cupboard with hanging rail and shelving over

### **Bedroom 2 3.61m (11ft 8in) x 2.71m (8ft 9in)**

Carpet, pendant light fitting, double glazed window to rear aspect with views to the Malvern Hills and radiator

### **Bedroom 3 3.61m (11ft 8in) x 2.01m (6ft 6in)**

Carpet, pendant light fitting, double glazed window to rear aspect with views to the Malvern Hills and radiator

### **Shower Room 1.78m (5ft 9in) x 1.70m (5ft 6in)**

Completely refitted in 2022 Close coupled WC, vanity wash hand basin with mixer tap and cupboard under and shelf. Large corner shower enclosure with Mira thermostatically controlled dual head and hand held shower over. Tiled walls and floors. Ceiling light point and ceiling mounted extractor fan. Obscure double glazed window to side and wall mounted heated towel rail.

### **Outside**

This stunning south facing garden has been loving cared for by the current owners. As you come out of the conservatory there is a small paved patio with water butt and leads around the small lawned area with mature borders with a mix of beautiful plants and flowers. Steps lead up to what was previously a large pond, but has been cleverly made into a large stone seating area with views up to the Malvern Hills.

This well thought out garden gives the opportunity to enjoy the sun all day long and is the perfect place for entertaining and evening drinks.

### **Garage**

With up and over door, wood work bench at the rear, shelving, power and light. Double glazed window with obscured glass and UPVC door with obscured glass leading into the rear garden

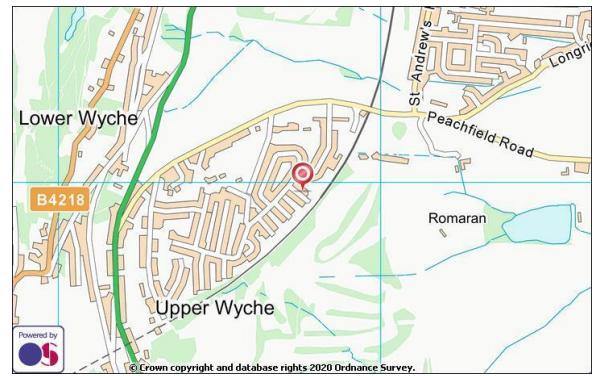
### **Agents Note**

ESTATE AGENTS ACT

It should be noted that the vendors of this property are related to an employee of John Goodwin FRICS and therefore a connected person under the terms of the Estate Agents Act 1979

## 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 2nd right into Fruitlands and proceed taking the 1st left into Chestnut Drive. After a short distance the property will be on the right hand side.



## 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 infer 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

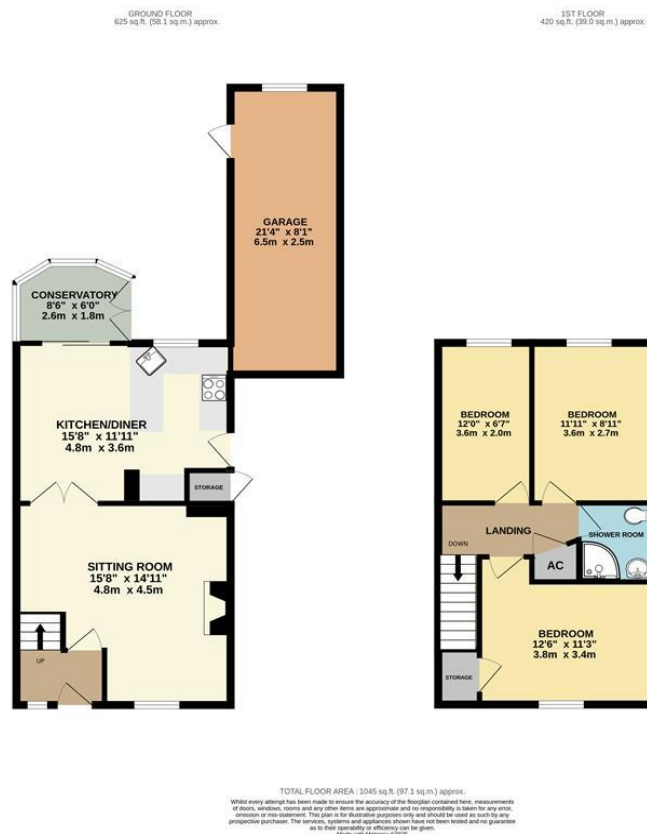
## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

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



### 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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