

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DECEPTIVELY SPACIOUS AND HIGHLY VERSATILE DETACHED BUNGALOW SITUATED IN A QUIET YET CONVENIENT LOCATION OFFERING A WONDERFUL AND GENEROUS GARDEN, AMPLE PARKING AND A DOUBLE GARAGE. ENERGY RATING "D"

The Oaks - Guide Price £720,000

1 Westlyn Close, Malvern, WR14 2SJ

5 2 3



The Oaks

Location & Description

The property enjoys a convenient position within a few minutes walk of the bustling and well served neighbourhood of Malvern Link where there is a comprehensive range of amenities including shops and a variety of supermarkets, public houses, takeaways and places to eat out. There are also two filling stations and Malvern's main retail park is less than a mile distant. Here there are a number of familiar high street names including Marks & Spencers, Boots, Morrisons and many others.

The larger cultural historic town of Great Malvern is just over a mile away. Here there is an even wider selection of facilities including shops and banks, Waitrose Supermarket, the renowned cinema and theatre complex and the Splash Leisure Pool and Gymnasium.

The property is a short walk from Malvern Link Common so this is the ideal spot for those who enjoy the outdoors or walking the dog. Victoria Park playground is on the doorstep and the full range of the Malvern Hills is less than five minutes by car.

Property Description

1 Westlyn Close is a fabulously located detached bungalow situated in a quiet cul-de-sac of five similar properties in this highly sought after and most convenient location.

The bungalow is set back from the road behind a lawned foregarden with mature specimen trees and planted beds. A double width driveway accesses the double garage and a matching paved path leads across the front of the property giving access to an obscured glazed wooden front door which is set under a storm porch with light point and opens the deceptively spacious living accommodation which is all on one level.

The accommodation benefits from gas central heating and double glazing and extends to 1500 sq.ft offering light and airy rooms which are versatile in their use.

The accommodation in more detail comprises:

Entrance Porch

Ceiling light point, obscure glazed wooden door with matching side panel opens to

Reception Hall

Being a welcoming space at the centre of this fabulous property and enjoying an airing cupboard with hot water tank and shelving over. A feature archway leads to a central corridor accessing all the principal bedrooms and there is a further internal door to the garage. Double doors open to the dining room (described later) and a further door opens through to

Kitchen 2.87m (9ft 3in) x 4.93m (15ft 11in)

Fitted with a range of wooden fronted drawer and cupboard base units with roll edged worktop over and matching wall units with underlighting and shelving incorporating a display cabinet. Set into the worksurface is a one and a half bowl sink unit with mixer tap and drainer set under a double glazed window overlooking the garden. There is a range of integrated appliances including a four ring stainless steel gas HOB with extractor over and eye level DOUBLE OVEN and a FRIDGE. There is additional worksurface space under which is space and plumbing for a washing machine and dishwasher. Inset ceiling spotlights, obscure double glazed pedestrian door giving access to the garden. Radiator, inset ceiling spotlights and tiled floor.

Dining Room 3.69m (11ft 11in) x 4.44m (14ft 4in) max

Dual aspect space with double glazed patio doors to either side overlooking and giving access to the rear garden. A feature archway accesses the seating area with light over and serving hatch to kitchen. Radiator. A wonderful space for formal entertaining and could if one wished be opened through (subject to the relevant permissions being sought) to the kitchen to make a wonderful open plan living, dining kitchen room.

Covered Verandah

Tiled floor with power sockets accessed from the patio doors from the dining room.

Sitting Room 3.92m (12ft 8in) x 6.48m (20ft 11in)

Of generous proportions and a focal point of which is the wonderful woodburning stove set onto a tiled hearth in an inglenook style brick fireplace with wooden mantel over. This room is flooded with natural light through its dual aspect with double glazed window overlooking the garden and a double glazed patio door opening to the patio with ornamental pond.

Inner Hallway

Access to loft space, ceiling light point, radiator and doors to





Master Bedroom 5.04m (16ft 3in) max x 3.28m (10ft 7in)

Being a generous double bedroom with dual aspect double glazed windows and a range of fitted wardrobes incorporating hanging and shelf space. Radiator, ceiling light point and wall light points. This room is complemented and serviced by a

En- Suite

Fitted with a pedestal wash hand basin, low level WC, walk-in shower enclosure with thermostatically controlled dual rainfall and hand held shower over. Tiled walls and floor. Obscure double glazed window to rear, ceiling light point, ceiling mounted extractor fan. Wall mounted heated towel rail.

Bedroom 2 3.59m (11ft 7in) x 3.23m (10ft 5in) to wardrobes

A further double bedroom with double glazed window, ceiling and wall light points, radiator. Fitted wardrobes incorporating hanging and shelf space. Doorway to

En-Suite

Fitted with a pedestal wash hand basin and corner shower enclosure with thermostatically controlled shower over. Radiator, ceiling light point. Tiled splashbacks. Light with shaver point over sink. There is no toilet.

Bedroom 3 3.59m (11ft 7in) x 2.30m (7ft 5in)

Double glazed window, ceiling light point, coving to ceiling and radiator.

Bedroom 4 3.51m (11ft 4in) max x 2.51m (8ft 1in)

Currently used as a home office but would also make for a good sized single bedroom. Double glazed window overlooking the garden, ceiling light point and radiator. Fitted wardrobes with hanging and shelf space with matching bedroom furniture.

Bedroom 5/Dressing Room 2.40m (7ft 9in) max x 2.51m (8ft 1in)

Versatile space with double glazed window overlooking the garden. Ceiling light point, range of fitted wardrobes incorporating hanging and shelf space. Radiator. A versatile space that could be used as a home office, dressing room or nursery.

Bathroom

Servicing three of the bedrooms and fitted with low level WC, pedestal wash hand basin, panelled bath with thermostatically controlled shower over. Obscure double glazed window, ceiling light point, light with shaver point over sink, radiator, tiled walls and floor in complimentary ceramics.

Outside

One of the key selling points of this property is the wonderful outdoor space on offer. Not only having a lovely foregarden the property has a generous plot which wraps around to the the east, south and west aspects of the bungalow. Initially a block paved patio surrounds the property allowing one to follow the sun throughout the day or gain shade where necessary. In addition to this, to the west side is the larger of the patio areas with a beautiful ornamental pond flanked by mature shrubs and trees and a tiled covered verandah with power sockets accessed from the patio doors in the dining room. The garden wraps around to three sides interspersed with shaped shrub and planted beds and of particular note are the fine Oak trees which have tree preservation orders in place on two. The garden benefits from a GREENHOUSE, SHED and SUMMER HOUSE. There is a further block paved, strategically placed, seating area under a wooden GAZEBO and a useful composting space. The property benefits from further specimen trees and the whole garden is enclosed by a fenced and hedged perimeter with gated pedestrian access to front. The current owner is a keen gardener and there are raised beds ideal for growing vegetables and soft fruits. There is an outside tap and light points.

Garage 5.50m (17ft 9in) x 5.16m (16ft 8in)

Two electrically operated up and over doors to front, glazed window. Wall mounted boiler, light and power, access to loft space with pull down ladder and having a light point.

Agents Note

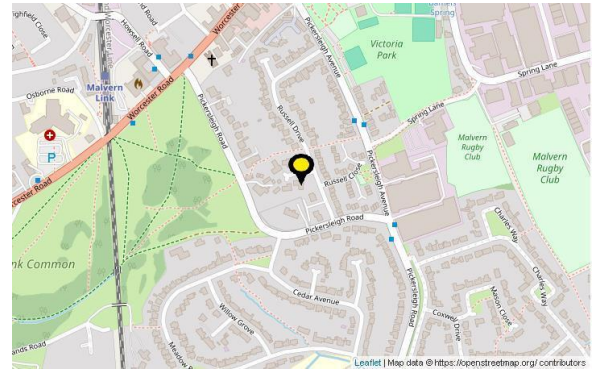
It should be noted that on the south aspect the property has Solar Voltaic Cells providing electricity for the house itself but also feeding the National Grid for which the current owner presently receives a tariff from Octopus Energy reduction from her energy bills.

Two of the trees in the garden have tree preservation orders on them.



Directions

From the agent's office in Great Malvern, proceed north along the A449 Worcester Road towards Malvern Link. Continue through the traffic lights at Link Top down the hill into Malvern Link. Shortly after the railway and fire stations on your left hand side, take the first right hand turning into Pickersleigh Road, follow this road round the bend and take the first left hand turn into Russell Drive. After approximately 200 meters take the second left hand turning into Westlyn Close and The Oaks is the first property on the left 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 formally 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 D (64).



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