

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



A METICULOUSLY PRESENTED FOUR BEDROOMED DETACHED FAMILY HOME OF APPROXIMATELY 1700 SQ. FT. (INCLUDING GARAGE) OCCUPYING A PRESTIGIOUS CORNER PLOT POSITION IN A HIGHLY DESIRABLE RESIDENTIAL AREA IN THE VILLAGE OF CRADLEY. OPEN PLAN ACCOMMODATION, UTILITY, DINING ROOM, STUDY. TWO EN-SUITES, BUILT IN SONOS SOUND SYSTEM, ENCLOSED REAR GARDEN, GARDEN POD WITH WC AND SINK UNITS, NHBC WARRANTY REMAINING, OFF ROAD PARKING, GARAGE AND FINE VIEWS TO THE MALVERN HILLS. ENERGY RATING 'B'

Malvern Oaks Close – Guide Price £500,000

15 Malvern Oaks Close, Cradley, Malvern, WR13 5NE



15 Malvern Oaks Close

Location & Description

Situated in the popular and much sought after village of Cradley which is conveniently placed for access to the major centres of Malvern, Ledbury and the cities of Worcester and Hereford. The village has a village store, Doctors surgery, British Legion Club and village hall. Cradley also offers a popular village primary school. Further and more extensive facilities are available in the neighbouring towns of Great Malvern, Ledbury or the city of Worcester all offering a diverse range of independent shops, supermarkets, eateries and other leisure facilities.

Transport communications are excellent with mainline railway stations in Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester offering a corridor to The Midlands and South West. There are mainline railway stations in nearby Malvern and Colwall with direct links to Worcester, Birmingham, London, Hereford and South Wales.

Property Description

15 Malvern Oaks Close is an exceptionally well presented detached family home, built to a high specification and originally constructed during 2021. This is the previous show home for this desirable development and has beautiful views from the front to the Malvern Hills.

The property offers an open plan kitchen diner and the accommodation has a light and airy feel throughout along with a built in Sonos sound system in the kitchen diner and master bedroom along with a garden pod that has water (including a WC) electricity and direct access to the garage.

The house is set back from the road behind a fenced mature foregarden with a range of mature shrubs and trees along with a tandem driveway providing off road parking and giving access to a side gate to the garden and to the garage. A pedestrian path leads from the driveway through flower borders and giving access to a composite obscure double glazed front door that opens to

Entrance Hall

A lovely spacious, light and bright space, Karndean flooring, stairs to first floor, understairs storage (with electricity). Two ceiling light fittings, radiator, zoned thermostatic control system. Door to

Sitting Room 4.49m (14ft 6in) x 3.59m (11ft 7in)

Carpet, two radiators, French doors giving access to a patio and the garden. Ceiling light fitting.

Dining Room 3.72m (12ft) x 3.18m (10ft 3in) max into bay

Carpet, radiator, pendant light fitting, dual aspect windows with bay to the front providing views to the Malvern Hills and double glazed window to side.

Study 3.61m (11ft 8in) x 2.27m (7ft 4in) max into bay

Carpet, currently used as a home office with a built in desk, drawers and shelving. Radiator, bay window to front with a window seat providing fabulous views to the Malvern Hills. Ceiling light fitting.

Cloakroom

Karndean flooring continuing from the hallway, close coupled WC, chrome heated towel radiator, pedestal wash hand basin with mixer tap and tiled splashback. Ceiling light fitting and extractor fan.

Kitchen Diner 6.20m (20ft) x 5.24m (16ft 11in) max

A sociable family space for entertaining benefiting from a snug and dining space. Karndean flooring continuing from the hall, three double glazed windows to side and rear and French doors giving access to the rear garden. Built in Sonos speakers in the ceiling activated by bluetooth, spotlights and a range of base and eye level units with quartz composite worktops over and pelmet lighting. One and a half bowl stainless steel sink with mixer tap and drainer, built in FRIDGE FREEZER, DISHWASHER, OVEN, gas HOB and extractor fan. A separate island unit with breakfast bar seating and cupboards below. Door to

Utility Room





Karndean flooring continuing from the kitchen, extractor fan, radiator, base units with space for white goods and worktop over. Ceiling light fitting.

First Floor

Landing

Ladder access to part boarded loft space, ceiling light fitting, radiator. Airing cupboard with hot water cylinder.

Bedroom 1 5.81m (18ft 9in) x 3.69m (11ft 11in) max

Carpet, double glazed windows to side and rear, pendant light fitting, built in Sonos speakers, thermostatic zone control for first floor. Radiator, built in wardrobe and door to

En-suite

Karndean flooring, extractor fan, spotlights, obscured double glazed window to side, pedestal wash hand basin with mixer tap, close coupled WC, tiled shower cubicle with mains water powered dual shower connected with waterfall and hand held shower heads, chrome heated towel radiator. Shaving point.

Bedroom 2 3.82m (12ft 4in) x 3.66m (11ft 10in)

Carpet, double glazed window to rear overlooking the garden. Radiator, pendant light fitting and door to

En-suite

Karndean flooring, pedestal wash hand basin with mixer tap, close coupled WC, obscured double glazed window to rear, extractor fan, chrome heated towel radiator, tiled shower cubicle with mains water powered dual shower connected with waterfall and hand held shower heads. Spotlights.

Bedroom 3 3.82m (12ft 4in) x 3.23m (10ft 5in)

Carpet, double glazed window to front with views of the Malvern Hills, ceiling light fitting, radiator, built in shelving and rail.

Bedroom 4 3.54m (11ft 5in) x 2.40m (7ft 9in)

Carpet, double glazed window to front with views of the Malvern Hills. Radiator, two wall lights and ceiling light fitting.

Bathroom

Karndean flooring, close couple WC, extractor fan, vanity wash hand basin with mixer tap and cupboard below, spotlights, panelled bath with mains powered shower over, partially tiled walls, chrome heated towel radiator.

Outside

The rear garden is accessed via a secure side gate or the French doors from both the kitchen diner and the sitting room to the lovely patio area enjoying a south and west facing aspect. The remainder of the garden is mainly laid to lawn with beautiful flower and shrub borders providing colour all year round. A gravel pathway leading from the patio area leads to the

Garden Pod 2.14m (6ft 11in) x 1.68m (5ft 5in)

Karndean flooring, ceiling light fitting, door to garage, range of base and eye level units with space for fridge or freezer, one and a half bowl stainless steel sink with mixer tap and drainer. Electric radiator. External lighting and power sockets. Door to WC and Garage.

WC

Karndean flooring, pedestal wash hand basin, low level WC, extractor fan, ceiling light fitting, electric radiator.

Garage 6.14m (19ft 10in) x 3.10m (10ft)

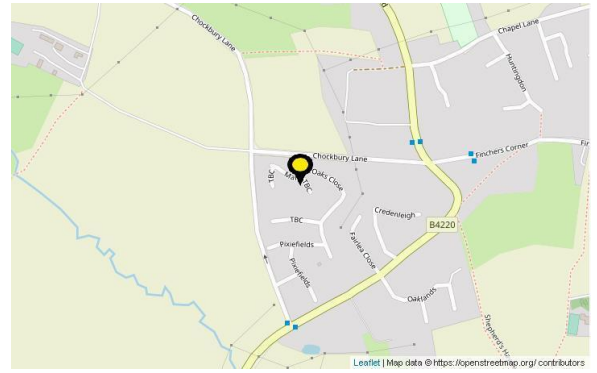
Accessed via the driveway. Up and over door to front, internal door from garden pod. Power and light, access to boarded loft space with built in ladder.

Agents Note

The new buyer must sign up to the management company at a current approximate cost of £280 pa (subject to legal verification), for the upkeep of the communal areas.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road and after approximately quarter of a mile turn left signposted West Malvern and Bromyard. Bear right on to Cowleigh Road and proceed for some distance continuing into open countryside. The road eventually leads to a T Junction and meets the main Worcester to Hereford road (A4103). Turn left towards Hereford and continue for approximately two miles. Take the second left into the village of Cradley (signposted Bosbury, not opposite Millbank Garage) and continue through the village. Upon passing the village shop turn right then right again into Pixiefields. Continue straight at the end of the road turn left. At the next T-junction turn right and then first left. Follow the road into Malvern Oaks Close and number 15 will be found on the left hand side shortly after the entrance to the estate. What3words Outs.scrambles.stupidly



Services

We have been advised that mains services and fibre broadband 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

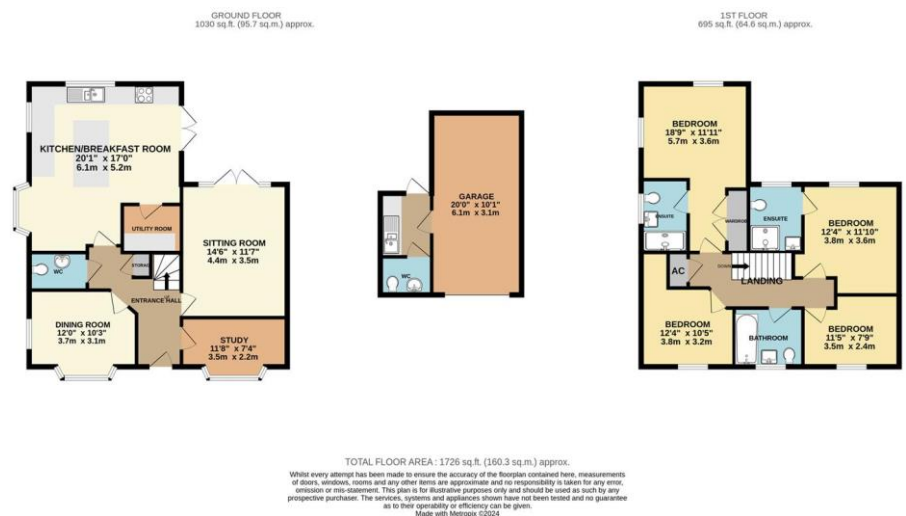
Council Tax

COUNCIL TAX BAND '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 B (85).



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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

