

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A NEWLY CONSTRUCTED DETACHED TWO STOREY HOUSE, BUILT BY PREMIER BUILDING VENTURES, ENJOYING A LOVELY POSITION ADJACENT TO COMMON LAND WITH WONDERFUL VIEWS OF THE MALVERN HILLS AND COMPRISING A PORCH, HALL, CLOAKROOM WITH WC, LOUNGE, OPEN PLAN KITCHEN/DINING ROOM THREE BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY BATHROOM, GAS CENTRAL HEATING (SUPPLEMENTED BY SOLAR PANELS), DOUBLE GLAZING, OFF ROAD PARKING AND GARDEN. ENERGY RATING "A"

Britten Drive - Guide Price £460,000

2b Britten Drive, off Longridge Road, Malvern WR14 3LG



New House, 2b Britten Drive

Location & Description

This new house is situated on the corner of Longridge Road and Britten Drive less than half a mile from the busy and well served neighbourhood of Barnards Green where there is a range of amenities including a Co-op supermarket, shops and takeaways. The cultural and historic town of Great Malvern is only about a mile distant. Here there is a more comprehensive choice of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are good. Great Malvern railway station is less than a mile away. Junction 7 of the M5 motorway south of Worcester and Junction 1 of the M50 near Upton upon Severn are both less than ten miles.

Educational facilities are also excellent. Close at hand are a choice of highly regarded schools at primary and secondary levels in both the state and private systems including The Chase High School, Malvern College and Malvern St James Girls' School.

The property itself is adjacent to Malvern Common and enjoys fine views to the Malvern Hills.

Property Description

The house is one of three brand new detached homes, recently constructed by Premier Building Ventures. It has been carefully designed to make the most of its south and west facing aspect with views across Malvern Common to the Malvern Hills in the distance.

The beautifully finished accommodation has the added bonus of gas fired central heating, supplemented by solar panels, double glazed windows and new fitted carpets. On the ground floor a spacious entrance hall leads to a cloakroom with WC, a very well equipped and generous kitchen/dining room and to a large lounge which has four, floor to ceiling, bi-fold glazed doors that open out to the rear garden. On the first floor there is a large open plan landing which is capable of accommodating a workstation or desk making it an ideal office area. There are three very good sized bedrooms (one of which has its own en-suite shower room and WC). There is also a family bathroom with a shower over the bath and WC. Several rooms in the house enjoy a lovely outlook across the common and to the Malvern Hills. Outside there is a brick paviour driveway capable of accommodating two cars and an attractively landscaped front garden.

GROUND FLOOR

Canopy Porch

Part double glazed door leading to

Entrance Hall 3.82m (12ft 4in) x 1.96m (6ft 4in)

A spacious hall with built in storage cupboard. Porcelain tiled floor

Cloakroom

Close coupled WC with cupboards each side and worktop above. Wall mounted cupboard part of which houses the Worcester gas fired combination boiler that serves the radiators on the first floor and





underfloor heating at ground level. Wash basin with cupboard below, extractor fan and double glazed window. Porcelain tiled floor

Lounge 5.47m (17ft 8in) x 3.77m (12ft 2in)

A large room, the focal point of which is a set of four bi-fold double glazed patio doors that open into the rear garden. There is also a second double glazed window to side aspect.

Kitchen/Dining Room 4.96m (16ft) x 5.47m (17ft 8in) maximum

Another generous room with a full range of floor and eye level cupboards and drawers with extensive stone worktops, integrated stainless steel sink with mixer tap, high quality white goods including an integrated four ring electric **HOB** with **OVEN** below and glass/steel extractor canopy above, integrated **WASHING MACHINE** and **DISHWASHER, FRIDGE** and **FREEZER**. Ceiling downlighting, Porcelain tiled floor, three double glazed windows facing south and west with view of the common and of the hills.

FIRST FLOOR

Open Plan Landing 3.82m (12ft 4in) x 2.17m (7ft)

This landing can accommodate a desk or workstation. Radiator, access to roof space and south facing double glazed window overlooking the common and with view towards hills.

Bedroom 1 5.47m (17ft 8in) x 2.87m (9ft 3in)

Radiator, two double glazed windows with south and west facing aspects towards the common and hills. Door to

En-suite Shower Room

Tiled shower cubicle, wash basin with drawer below, close coupled WC, chrome heated towel rail and extractor fan.

Bedroom 2 3.33m (10ft 9in) x 2.79m (9ft)

With radiator and double glazed window to rear aspect.

Bedroom 3 3.35m (10ft 10in) x 2.56m (8ft 3in)

Radiator and dual aspect double glazed windows facing east and south with view towards common.

Bathroom 2.42m (7ft 10in) x 1.75m (5ft 8in)

Panelled bath with shower over and glass shower screen, wash basin with two drawers below, close coupled WC with cupboard to side and worktop above. Chrome heated towel rail, ceiling downlighting and extractor fan.

Agents Note

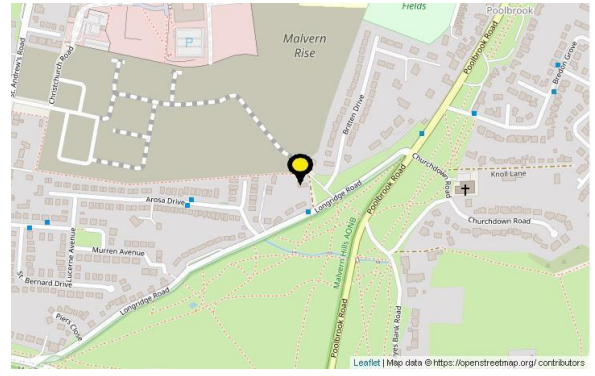
It should be noted that the gas Worcester combination fired boiler provides underfloor heating at ground level and serves all the radiators on the first floor.

Outside

A brick paviour driveway provides parking for two cars. This is flanked to each side by lawns. There is also an external tap. Timber panelling with trellising and borders each side provide a screen and potential support for climbers. A block paviour courtyard and path lead to the front porch, flanked by further lawn and hedging, this is a real suntrap, it continues to the rear of the property where there is a block paviour seating area/patio. This leads to the rear garden which is laid to lawn, enclosed by fencing, mature hedging and trees. At certain times of the year there are views from the rear garden across the adjacent common land.

Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green Road passing Malvern St James School and Sports Centre. Continue to a major island in Barnards Green itself taking the third exit (still following Barnards Green Road). Pass through the commercial area of Barnards Green and take the second turn to the right into Poolbrook Road. Follow this route for about quarter of a mile where as you reach open common land fork right into Longridge Road. At the first junction turn right into Britten Drive. The property is the first house on the right.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. There are wall mounted TV points in all bedrooms, kitchen and lounge. Central heating is provided by way of a gas fired system serving radiators at first floor level and underfloor heating at ground level. This is supplemented by solar panels to which battery storage could be added. 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 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

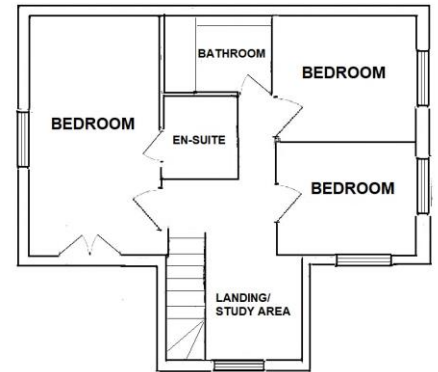
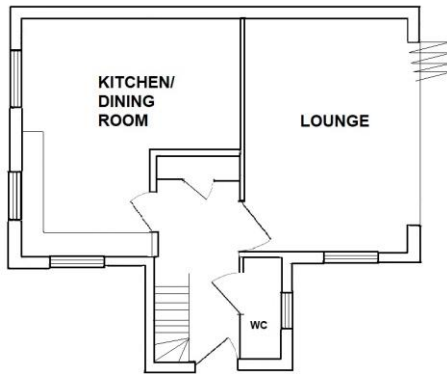
By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

Yet to be assessed

EPC

Energy Performance Rating A (94)



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