

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A STRIKING DETACHED HOUSE SITUATED IN AN EXCLUSIVE DEVELOPMENT OF SIX BRAND NEW HOMES SET OVER THREE FLOORS AND OFFERING SPACIOUS FOUR BEDROOM ACCOMMODATION INCLUDING BEAUTIFULLY FITTED KITCHEN/DAYROOM, UTILITY ROOM, LIVING ROOM, MASTER BEDROOM WITH EN-SUITE, THREE FURTHER BEDROOMS (ONE WITH EN-SUITE) ENCLOSED REAR GARDEN, OFF ROAD PARKING FOR THREE VEHICLES AND GARAGE. EPC "TBC"**

## Plot 4 - Guide Price £730,000

Hawberry Close, Poolbrook, Malvern, Worcestershire, WR14 3LB



# Plot 4

## Location & Description

Hawberry Close is set well back from the road beyond open common land close to local amenities of general store, inn, church and bus service. The centre of Barnards Green is within easy access and has a wider range of shops and Co-op supermarket.

Great Malvern offers a further range of amenities to include shops, banks, building societies, Post Office, restaurants and the Waitrose supermarket. Malvern as well as being famous for its range of hills is also renowned for its tourist attractions to include the theatre complex with concert hall and cinema. There are also many sporting facilities available to include the Splash leisure centre and Manor Park Sports Club.

Educational facilities are well catered for with primary schools in the area as well as The Chase High School in Geraldine Road. Transport communications are excellent with Great Malvern mainline railway station in Avenue Road having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and most parts of the country within a convenient travelling time.

## Property Description

Only four houses remain on this popular development with two already having been reserved. This developer is renowned locally for the quality of their build and finish.

Plot 4 is a three storey, four bedroom detached house offering spacious and versatile accommodation of living room, fitted kitchen/dayroom, utility room and dining room all benefitting from underfloor heating. The master bedroom benefits from an en-suite and fitted wardrobes, there are three further bedrooms (one with en-suite, two with fitted wardrobes) and family bathroom. Heating is provided by way of a renewable energy air source heat pump providing hot water and heating. The property benefits from Chartwell Green double glazed windows, off road parking for three vehicles, garage and an enclosed garden.

Early viewing of the development is highly recommended and can be arranged via the John Goodwin Malvern Office - 01684 892809.

## Entrance Hall

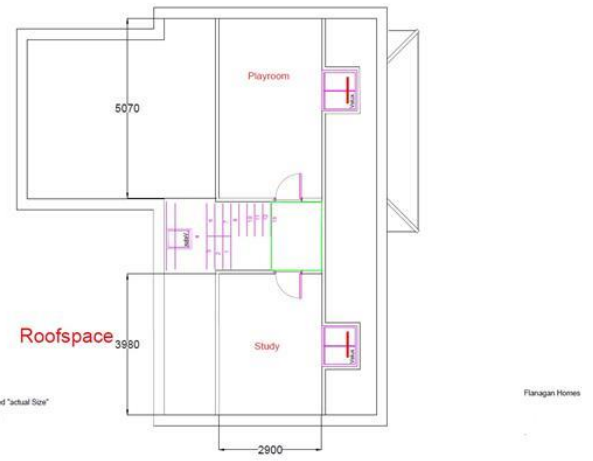
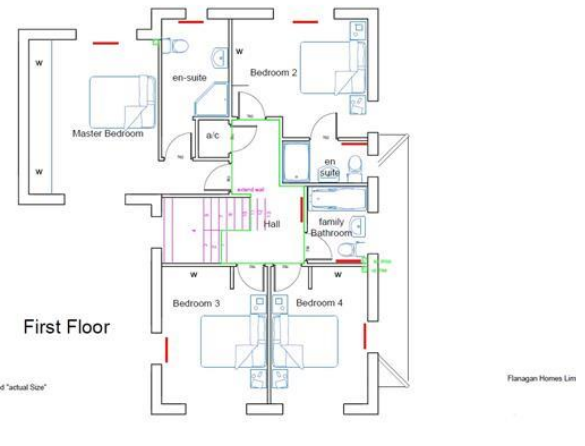
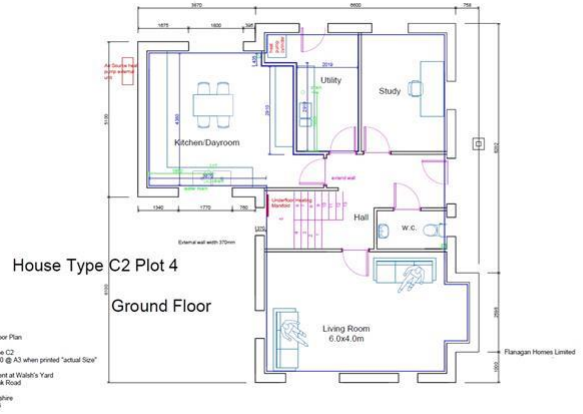
Stairs to first floor and doors to all rooms

## Living Room

Wood effect Moduleo flooring, underfloor heating large double glazed windows including a bay window

## Dining Room/Study

Wood effect Moduleo flooring, double glazed windows and underfloor heating



### **Kitchen/Dayroom**

Porcelain tile flooring, double glazed windows, patio doors opening to rear garden and underfloor heating. Range of base and eye level shaker style Symphony units with a Mistral solid surface worktop over and an undermounted stainless steel sink, Caple integrated **DISHWASHER**, Caple integrated **FRIDGE FREEZER**, NEFF **MICROWAVE**, NEFF **OVEN** and NEFF **HOB** with extractor over

### **Utility Room**

Porcelain tile flooring, underfloor heating, door opening to rear garden and underfloor heating. Range of shaker style Symphony units with Mistral sold style surface worktop over and sink

### **WC**

Wood effect Moduleo flooring, double glazed window and underflooring heating. Ideal low level WC and wash hand basin mounted in a vanity unit with cupboards beneath

## **FIRST FLOOR**

### **Landing**

Doors to all rooms and airing cupboard with shelving

### **Master Bedroom**

Carpet, double glazed window and radiator. Fitted wardrobes and door opening to

### **En-Suite**

Moduleo flooring, double glazed window and radiator. Ideal low level WC, Ideal wash hand basin in a vanity unit with storage and large shower cubicle with Mira thermostatic shower

### **Bedroom 2**

Carpet, double glazed window, radiator and door opening to

### **En-Suite**

Moduleo flooring, double glazed window, Ideal low level WC and Ideal wash hand basin both in back to wall furniture with storage. and shower cubicle with Mira thermostatic shower

### **Bedroom 3**

Carpet, double glazed window, radiator and fitted wardrobes

### **Bedroom 4**

Carpet, double glazed window, radiator and fitted wardrobes

### **Family Bathroom**

Moduleo flooring, double glazed window, Ideal low level WC, wash hand basin and panelled bath

## **SECOND FLOOR**

### **Landing**

Doors to office and playroom

### **Office**

Perfect for working from home with carpet, radiator and Velux window

### **Playroom**

The ideal space for a playroom or teenagers sitting room with carpet, radiator and Velux window

### **Outside**

To the front of the property is off road parking leading to the **GARAGE**.

The garden will be laid to lawn with a patio area, perfect for enjoying an evening tippie.

The garden will benefit from exterior lighting, power socket and tap

## Directions

From the agents offices in Great Malvern proceed down Church Street and continue to Barnards Green. Proceed through the shopping centre and take the second turning right into Poolbrook Road and continue until reaching commonland. Take the second turning left after the turning to the church into Hayes Bank Road. Turn right and follow the road to the end where the development will be found on the left hand side



## Services

We have been advised that mains water, drainage and electric services are connected to the property. Heating is provided by way of an air source heat pump. 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 "TBC"

## EPC

The EPC rating for this property is (TBC).



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