



1 Randell Road, Malvern, WR14 1EN

£450,000

A four bedroom, detached home in a quiet location close to fields and woodland for walking, with a local shop, primary and secondary schools nearby. The well presented accommodation comprises:- reception hall with cloakroom, large lounge/dining room, snug, breakfast kitchen with built in appliances, four bedrooms, ensuite and family bathroom. The gardens have been landscaped with a cobble stone area adjoining the house, small olive trees surrounding the lawn and outdoor seating area which also has a stone pizza oven. The detached garage has parking to the fore. The property benefits from gas central heating and double glazing.



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Front door opens to:

RECEPTION HALL

With stairs to the first floor, central heating thermostat, wood effect flooring, radiator, under stairs cupboard with automatic light. Door to cloakroom and glazed doors to:

LOUNGE/DINING ROOM

Front and side aspect square bay double glazed windows, two double radiators, television and telephone point.

SNUG

Front aspect square bay double glazed window, side aspect double glazed French door to garden, wood effect flooring.

BREAKFAST KITCHEN

Rear aspect double glazed French doors to garden with matching side windows, tiled floor, cupboard housing Ideal gas central heating boiler. Fitted kitchen with soft close, high gloss kitchen units with one and a half bowl single drainer sink unit, built-in Bosch dishwasher, plumbing for washing machine, built-in fridge and freezer, double oven and grill, four ring gas hob with filter hood over, radiator.

CLOAKROOM

Side aspect opaque double glazed window, WC, wash basin, wall mounted cupboard, radiator, continued wood effect flooring.

FIRST FLOOR LANDING

With hatch to loft space, built-in shelved cupboard. Doors to:

BEDROOM FOUR

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed window, radiator, door to cupboard housing hot water cylinder.

BEDROOM TWO

Side aspect double glazed window, radiator.

BEDROOM ONE

Front aspect double glazed window, radiator, fitted wardrobe to one wall with mirrored sliding doors. Door to:

ENSUITE

Front aspect double glazed window, tiled walls and floor, wash basin, WC, large walk-in shower with rainfall head and adjustable shower, extractor fan.



BATHROOM

Rear aspect opaque double glazed window, bath with tiled surround, wash basin, WC, heated towel rail, extractor fan.

GARAGE

With light and power, up and over door, glazed courtesy door to garden.

REAR GARDEN

With outside tap, power point, cobbled stone area at the rear of the house with gravel beyond, gate to front. Small olive trees form the border to the lawn, plus a hard landscaped seating area with pizza oven.

DIRECTIONS

From Great Malvern follow the Worcester Road. Follow the road along to the traffic lights and turn left but follow the road to the right. This is Newtown Road and becomes Leigh Sinton Road. Continue along Leigh Sinton Road turning left in to Hill View Road continue along leading on to End Hill Way then turn right onto Randell Road. After a short distance the property can be found on the right hand side. For further details or to book a viewing call the Malvern Office on 01684 561411.

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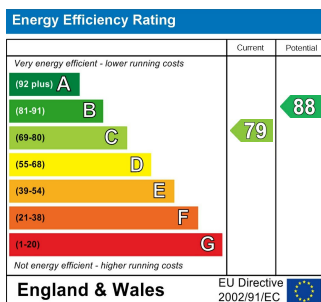
TENURE: We understand the property to be Freehold, but this point should be confirmed by your solicitor. A maintenance fee of approx £160 per quarter is paid towards the upkeep of the green areas.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets are included.

SERVICES: Mains gas, electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: C79 Potential: B88



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