



41 Duke Of Edinburgh Way

Malvern, WR14 1AX

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A versatile family home with a substantial self contained annexe, generous living accommodation and attractive gardens in a popular Malvern setting.

- Spacious family accommodation with highly versatile annexe space
- Generous kitchen with separate dining room and living room
- Patio, lawned garden, summer house and shed with electricity
- Flexible annexe with its own kitchenette and bathroom
- Within walking distance of Malvern Retail Park with excellent access to Worcester and Junction 6 of the M5

Offering exceptionally flexible accommodation, this well presented home combines generous family living with a substantial self contained annexe that is ideal for multigenerational living, guests or home working. The main home includes a spacious living room, kitchen, dining room, conservatory and utility, while upstairs are three bedrooms and a family bathroom. The annexe provides additional adaptable accommodation with its own kitchenette and bathroom. Outside, the property enjoys an attractive garden with patio seating, a summer house and useful outbuildings.

1503 sq ft (139.6 sq m)





The kitchen

The kitchen forms the heart of the home, providing an excellent space for everyday cooking. A generous range of fitted cabinetry offers extensive storage and work surface space, while the practical layout creates an efficient and enjoyable environment for meal preparation. Thoughtfully arranged, it is well suited to the demands of modern family living.





The dining room

Perfect for everyday meals and entertaining, the dining room enjoys a natural connection with both the kitchen and conservatory. French doors open directly into the conservatory, creating an easy flow for larger gatherings while providing additional flexibility for family living.





The living room

A welcoming reception room designed for relaxation, the living room enjoys a bay window to the front and a fireplace incorporating a Villager multi-fuel stove, creating an attractive focal point while providing an efficient and economical additional heat source during the winter months. The stove is serviced annually, offering added peace of mind. Generous proportions comfortably accommodate a range of seating, making it an inviting space for everyday family life.





The conservatory

Providing an enjoyable extension of the living accommodation, the conservatory offers an ideal setting for relaxing throughout the year. Glazed elevations overlook the garden and patio, while doors open directly outside to create an easy connection with the outdoor space. The conservatory also links through to the utility, making it an integral part of the home's versatile layout.



The utility

Complementing the kitchen, the utility provides valuable additional workspace together with further storage and laundry facilities. It also provides access from the side of the home, offering convenient independent access to the rear garden. Positioned between the main house and the annexe, it creates a practical everyday link while also serving as a separate entrance to the annexe.



The hallway

Creating a welcoming first impression, the hallway provides access to the principal ground floor accommodation with a staircase rising to the first floor. Its straightforward layout ensures an easy flow through the home.



The annexe bedroom/office

Situated within the self-contained annexe, the fourth bedroom is currently arranged as a spacious home office, demonstrating the flexibility of this outstanding space. Exceptionally versatile, it could equally serve as a bedroom, family room, gym or hobby room to suit a variety of lifestyles.



Double doors open directly onto the garden, creating a bright and inviting connection with the outside, while ultrafast broadband makes it particularly well suited to home working. A useful adjoining storage room, ideal as a walk-in wardrobe, together with the kitchenette and bathroom, completes a self-contained living environment perfectly suited to multigenerational living, independent guests or older children seeking greater independence.



The annexe kitchen

Positioned within the annexe, the kitchenette provides practical facilities for independent day to day living. Fitted units and work surfaces make the space ideal for preparing light meals and refreshments, further enhancing the flexibility of the annexe accommodation.



The annexe bathroom

The annexe bathroom enhances the independence of the adjoining accommodation. Fitted with a shower, WC and wash basin, it provides practical facilities for guests, family members or those using the annexe as a work space.



The primary bedroom

The principal bedroom provides a comfortable retreat with generous proportions for a large bed and additional furnishings. Built-in wardrobes provide practical everyday storage, while a wide window brings plenty of natural light into the room, creating a peaceful setting to unwind.





The second bedroom

Another well proportioned double bedroom, this room offers flexible accommodation for family members or guests. It provides excellent floor space for bedroom furniture and enjoys a bright outlook from the window.



The third bedroom

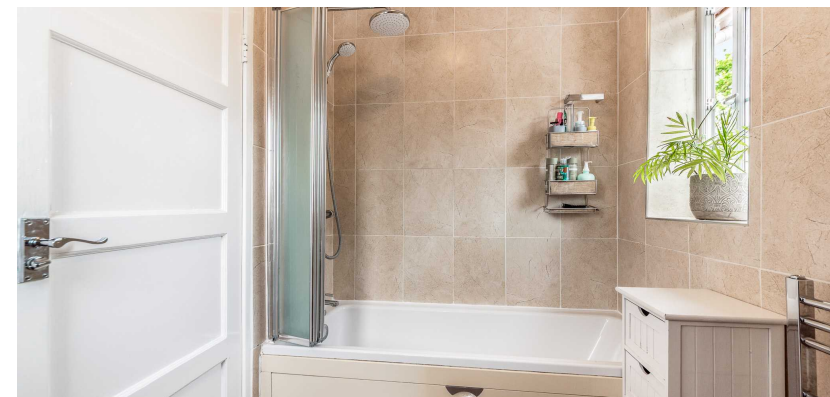
Ideal as a child's bedroom, guest room or study, the third bedroom provides adaptable accommodation to suit changing requirements. Its generous proportions offer flexibility for a variety of furniture layouts, making it a comfortable and practical room.





The bathroom

Serving the first floor accommodation, the family bathroom is fitted with a bath, wash basin and WC. The neutral suite creates a practical space for everyday use.





The garden

To the rear, the garden creates an attractive outdoor setting with a paved terrace immediately adjoining the house, providing an ideal space for outdoor dining and entertaining. Beyond, a generous lawn offers plenty of room for children and pets to enjoy, while a summer house and substantial timber shed with electricity provide excellent versatility for storage, hobbies or a home workshop.



To the front, an additional enclosed garden offers a surprisingly private outdoor retreat, enhancing the property's overall outside space. This area also incorporates a second shed/workshop together with a dedicated log store, providing practical storage and further flexibility.

Location

Malvern is renowned for its beautiful surroundings, vibrant community and excellent everyday amenities. Residents enjoy a wide selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with well regarded schools and healthcare services. The nearby Malvern Hills provide outstanding walking and outdoor recreation, while convenient road and rail links make commuting to Worcester, Hereford and Birmingham straightforward.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at a low risk of surface water flooding. The risk for river and sea flooding is very low.

Council Tax

The Council Tax for this property is Band B.



Duke Of Edinburgh Way

Approximate Gross Internal Area
 Ground Floor = 82.6 sq m / 889 sq ft
 First Floor = 40.4 sq m / 435 sq ft
 Outbuildings = 16.6 sq m / 179 sq ft
 (Excluding Wood Store)
 Total = 139.6 sq m / 1503 sq ft

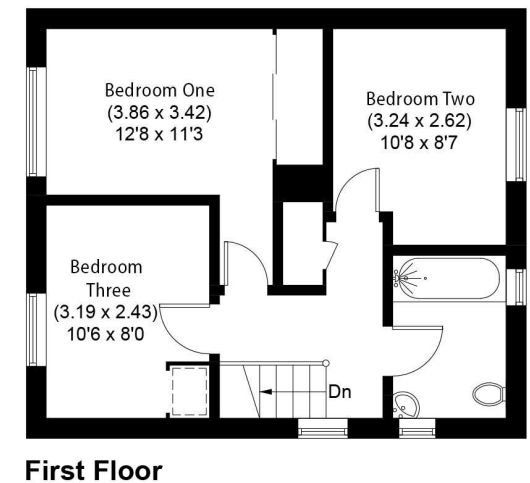
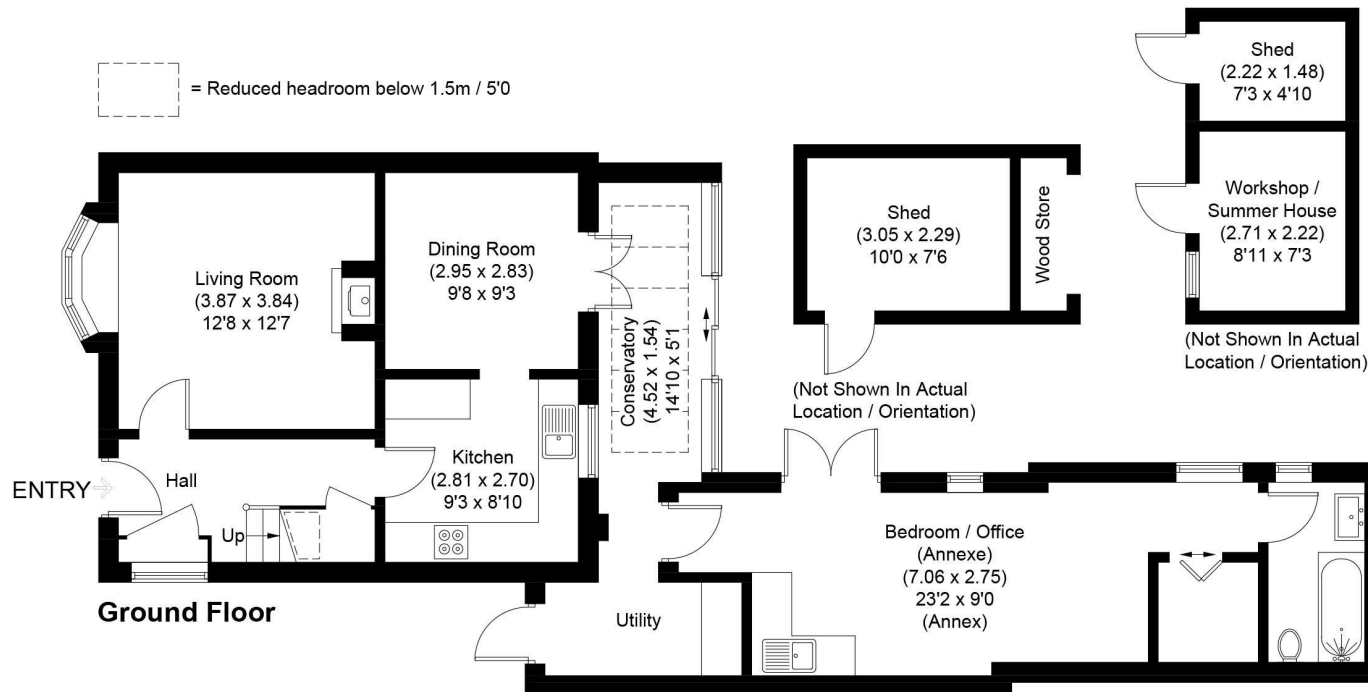


Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com