



21 Leaddon Road
Malvern, WR14 2XF

Andrew Grant

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Guide Price £325,000

This delightful family home, located in Malvern, boasts stylish décor and ample gardens at the front and rear.

Key features

- Well-maintained family home
- Delightful Malvern location
- Bay-fronted reception room
- Spacious kitchen dining room
- Conservatory
- Contemporary family bathroom
- Gardens to the front and rear
- Plentiful driveway parking
- Detached garage

Freehold / 1,181 sq ft





This property features a spacious reception room, kitchen dining room and conservatory on the ground floor. Upstairs, you will find a stylish family bathroom and three generously sized bedrooms, two of which are double rooms.

Outside, there is a sizable lawned garden at the front and a private garden with a patio at the rear. The long driveway extends down the side of the property, offering ample parking. Additionally, there is a detached garage located at the end of the driveway.





Driveway

21 Leadon Road is approached via a driveway, allowing for ample parking and extending down the side of the house, culminating with the detached garage and gated access to the rear garden.

Reception Room

Upon entering through the front door, you are greeted by a welcoming entrance hallway featuring a staircase ascending to the first floor and a door leading to the reception room.

The reception room is pleasantly light and spacious, with ample light streaming in from the front-facing bay window. This lovely room has tasteful décor and features a contemporary fireplace at its focal point, with built-in cupboards and display shelving to either side in the recessed space.





Kitchen

A door from the reception room grants access to the kitchen dining room. This fantastic space spans the width of the property and includes areas for dining and cooking, maintaining a wonderful open plan layout.

The kitchen has wall and base units with worktops over, incorporating a stainless-steel sink with drainer and mixer tap nicely positioned in front of the rear-facing window. Integrated appliances include a double oven, hob and extractor. There is space under the counter for a washing machine and dishwasher.

Further features include stylish metro tiling on the splashbacks, recessed ceiling spotlights, a large pantry cupboard and a door conveniently accessing the side of the property. The dining area has ample space for a table and chairs and sliding doors to the conservatory.





Conservatory

The conservatory is a lovely spot to sit and enjoy the garden views. The sliding patio doors to the side provide convenient access to the rear garden.



Bedrooms

Upstairs, you will find a window-lit landing granting access to the family bathroom, three generously sized bedrooms and an airing cupboard.

The master bedroom is a spacious double room featuring a front-facing window.

Bedroom two is a double room with a rear-facing window providing pleasant garden views.

The third bedroom is a comfortable single with a window to the front aspect.





Family Bathroom

A well-appointed family bathroom completes this level. This contemporary bathroom comprises a low-level WC, a washbasin and a 'P' shaped bathtub with a shower over and a glazed shower

screen. There is full tiling on the walls and flooring and a tall chrome towel radiator. Recessed ceiling spotlights and two obscure-glazed windows illuminate the room.

Gardens and Grounds

The rear garden provides quality family-friendly outside space. There is a good-sized patio immediately adjacent to the property, ideal for dining al fresco. The sizable lawned garden beyond is fully enclosed by panel fencing and great for children's play. In one corner, there is a garden shed tucked away, perfect for additional storage.





Services

Mains gas, electricity and water.

Broadband is available at this property.

Council Tax - Band C

Location

Malvern stands out as an incredibly popular destination, offering a wealth of conveniences for its residents and visitors alike. From well-stocked supermarkets and delightful restaurants to cosy cafés and the renowned Malvern theatre, the town caters to a diverse range of interests. Moreover, it boasts breathtaking walking trails that meander through the hills and surrounding countryside, making it a true paradise for nature enthusiasts.

What truly sets Malvern apart is its harmonious blend of rural tranquillity and excellent connectivity. Nestled amidst picturesque landscapes, it provides a serene retreat, while its outstanding transportation links, including easy access to the motorway and direct train connections to Birmingham and London, offer the best of both worlds.

In recognition of its charm, Malvern earned a prestigious spot on The Sunday Times' 2018 list of 'best places to live'. This accolade considers various factors, such as top-notch schools, a vibrant cultural scene, a strong sense of community and lightning-fast broadband speeds.



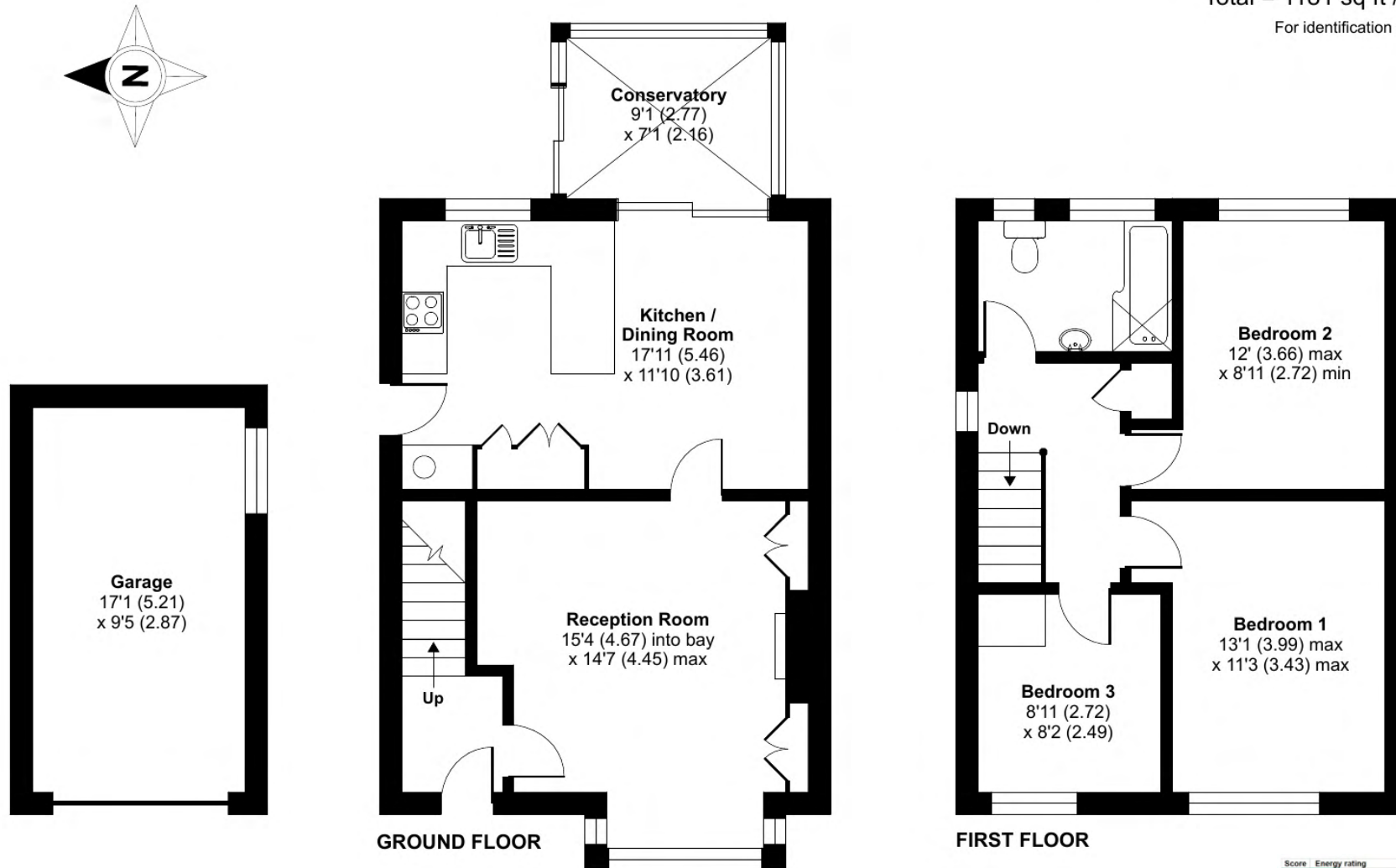
Leadon Road, Malvern, WR14

Approximate Area = 1018 sq ft / 94.6 sq m

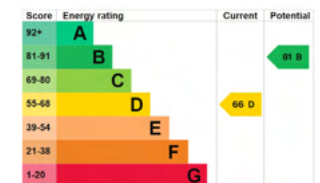
Garage = 163 sq ft / 15.1 sq m

Total = 1181 sq ft / 109.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1051478



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