

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST ATTRACTIVE EXTENDED AND SPACIOUS TWO BEDROOM DETACHED BUNGALOW OCCUPYING AN ELEVATED POSITION CLOSE TO THE AMENITIES OF BARNARDS GREEN OFFERING VERSATILE AND LIGHT FILLED ACCOMMODATION WITH THE POTENTIAL FOR ATTIC CONVERSION (SUBJECT TO RELEVANT PLANNING PERMISSIONS BEING SOUGHT). AMPLE OFF ROAD PARKING, DOUBLE GARAGE, BEAUTIFULLY LANDSCAPED GARDEN. EPC C

Mayflower Close – Guide Price £385,000

11 Mayflower Close, Malvern, WR14 2RH

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11 Mayflower Close

Location & Description

11 Mayflower Close is ideally placed close to the comprehensive amenities of Barnards Garden where there are shops, takeaways, supermarket and highly regarded schools.

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

Transport communications are excellent with Great Malvern mainline 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 bringing all parts of the country within convenient commuting time.

Educational needs are well catered for in both primary and secondary levels.

Property Description

11 Mayflower Close is an exceptionally well presented, attractive detached and extended bungalow in a quiet cul-de-sac location offering spacious accommodation throughout occupying a larger than average plot benefitting from beautifully landscaped gardens, ample off road parking and double garage and workshop. There is potential to extend into the loft space (subject to the relevant planning permissions being sought) to create further accommodation. The property also enjoys a very spacious hallway.

The property is set back from the road behind a gravelled foregarden with a planted wisteria and is an ideal space for potted plants with a hedged perimeter and to the left is a pedestrian access to the secure side gate. To the right is a driveway providing space for ample vehicles which gives access to the double garage and garden. Steps lead up through planted raised beds to provide access to the obscured UPVC door which opens to the

Porch

Ceiling light fitting, shelving, obscured wooden glazed with side panel opening to the

Entrance Hall

Carpet, radiator, ceiling light fitting, doors to bedrooms, sitting room, kitchen, breakfast room and bathroom.

Sitting and Dining Room

A lovely open and light space with bi-fold doors separating the sitting and dining room providing the opportunity to have one large open plan space or to separate them as individual rooms.

Sitting Room 4.96m (16ft) x 4.28m (13ft 10in)

Carpet, double glazed window to the front, ceiling light fitting, two radiators, gas fire on tiled hearth and wooden surround.





Dining Room 4.99m (16ft 1in) x 2.92m (9ft 5in)

Carpet, dual aspect double glazed window to the front and side, radiator, ceiling light fitting.

Kitchen Breakfast Room 4.47m (14ft 5in) x 2.82m (9ft 1in)

Vinyl carpet flooring, radiator, double glazed window to side and front, two ceiling light fittings, range of base and eye level units with worktop over, sink and drainer, partially tiled walls, eye level double OVEN, five ring gas HOB with extractor fan, built-in DISHWASHER and FRIDGE, pullout pantry, space for dining table and door to the

Utility/Rear Lobby 2.42m (7ft 10in) x 1.86m (6ft)

Vinyl flooring, space and plumbing for washing machine and further white goods, double glazed window and door to the garden, thermostat, ceiling light fitting, storage cupboard with Worcester BOSCH boiler, door to

WC

Tiled floor and walls, radiator, ceiling light fitting, vanity wash hand basin, close coupled WC, obscured double glazed window.

Bedroom 1 4.00m (12ft 11in) x 3.35m (10ft 10in)

Carpet, built-in wardrobes, pendant light fitting, radiator, double glazed window to the side, built-in dressing table.

Bedroom 2 4.00m (12ft 11in) x 3.64m (11ft 9in)

Carpet, space for wardrobe, radiator, loft access point with built-in ladder, lighting and potential to extend (subject to the relevant planning permissions being sought), radiator, double glazed window to the side and pendant light fitting.

Bathroom

Vinyl flooring and tiled walls, obscured double glazed window to side, radiator, vanity wash hand basin with cupboards surround and close coupled WC, extractor fan, ceiling light fitting, electric heater, towel radiator, tiled shower cubicle with mains shower and waterfall setting.

Outside

There is a driveway for ample off road parking along with a double garage and workshop both with electric and power connected on separate fuse boards. There is a large undercover patio area to the side with a raised planted border with beautiful plants which provide colour throughout the year and secure side access and gate to the main garden with an external water tap. The main garden has been landscaped and offers two level tiered lawn sections with a mature and south facing aspect. There is a further raised, planted bed to the rear of the garden with a pathway for maintenance offering planted vegetables and fruit trees such as apple and plum and providing colour throughout the year. A paved pathway leads to the parking area, garage and workshop and separate storage container. The garden enjoys mature plants, hedges and trees throughout and provides a private and secluded feel. There is external lighting and power sockets throughout the garden.

Workshop

Power and electricity connected, built-in work bench.

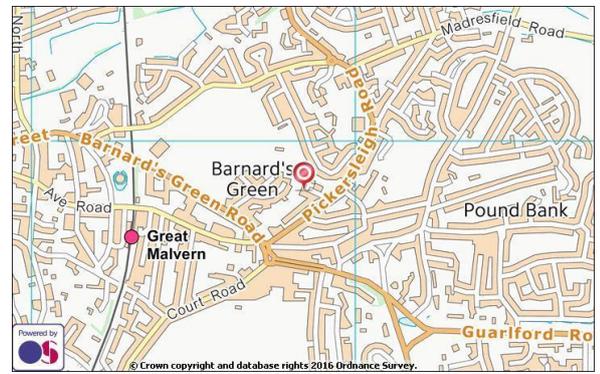
Garage 4.93m (15ft 11in) x 4.44m (14ft 4in)

Power and electricity connected, electric up and over door, pedestrian door to the side with glazed window.



Directions

From the agents office in Great Malvern proceed down Church Street to the traffic lights. Continue straight on down Barnards Green Road and take the fifth turning on the left into Madresfield Road. At the small traffic island bear left into Pickersleigh Road. Continue for just a short distance then take the first turning left into Mayflower Close and the property will then be seen immediately on the right hand side as indicated by the agents For Sale Board.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) 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 formally 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

Strictly by appointment through the Agents Malvern office. (01684 892809).

Council Tax

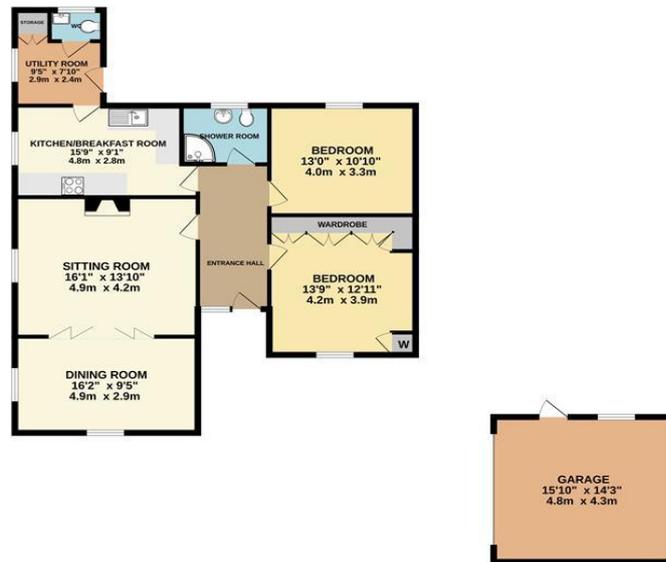
BAND 'D'

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (70).

GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.

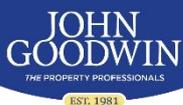


TOTAL FLOOR AREA: 1264 sq.ft. (117.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. This plan, drawings and any other documents are provided as a guide only and do not constitute an offer or contract. Made with Metaplan 02/05.

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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