



5 Tayson Way, Malvern. WR14 1UF

Guide Price £320,000

A Well Presented, Extended And Spacious Detached Property Ideal For Family Living, Benefitting From Double Glazing, Gas Central Heating, Enclosed Rear Garden. Energy Rating "D"

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

01684 892809

Malvern Office

malvernsales@johngoodwin.co.uk

www.johngoodwin.co.uk

@JGoodwinFRICS





Location

The property is located in a convenient position approximately a mile from the bustling centre of Malvern Link where there is an excellent range of amenities including shops and banks, places to eat out and the Morrisons supermarket. More immediate facilities including a small Coop are less than five minutes away on foot. Dyson Perrins Secondary School and several excellent primary schools are also nearby.

Junction 7 of the M5 motorway at Worcester is about nine miles distant and Malvern Link railway station is less than half a mile away.

The wider and more comprehensive amenities of Great Malvern are just over a mile. Here there are several shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Description

5 Tayson Way is a well presented, extended and spacious three bedrooomed semi detached property situated in a highly convenient location.

The property is set back behind a stone chipped foregarden which can be used for additional parking with a tarmac driveway to side allowing for additional vehicles. A paved pedestrian path leads up to the front door that opens to the accommodation which has been extended and is beautifully presented and ideal for family living.

The accommodation extends to approximately 1,100 sqft and benefits from double glazing and gas central heating and comprises in more detail:





Entrance Porch - Composite obscured double glazed front door with double glazed window to side and front. Inset LED spotlights, obscured glazed wooden door opening to reception hall and door to

Cloakroom - Fitted with a white low level WC, wall mounted wash hand basin, obscured double glazed window to side, inset ceiling spotlight.

Reception Hall - Returning open wooden balustraded staircase to first floor. Useful storage cupboard with double doors, radiator, decorative dado rail and ceiling light point. Door to dining kitchen (described later) and door to

Sitting Room - 5.74m x 3.94m (18'10" x 12'11") - A generous room with double glazed window to front. A focal point of this room is the media wall with space for TV and sound bar under and modern remote control electric fire. Double glazed patio doors open to the garden room (described later). Coving to ceiling, wall light points, decorative dado rail and radiator.

Dining Kitchen - Extended from what was the original dwelling this space is family orientated and divided into two main areas of the dining room and kitchen. The first of these is

Dining Area - 3m x 3.05m (9'10" x 10'0") - Double glazed window to side, three ceiling light points sit above the area for a table. Radiator and entrance to



Kitchen - 3.73m x 2.57m (12'3" x 8'5") - Fitted with a modern kitchen with a range of shaker style drawer and cupboard base units with worktops over and matching wall units. Set under the double glazed window that overlooks the rear garden is a stainless steel sink unit with mixer tap and drainer. Space for washing machine in cupboard space. Range of integrated appliances incorporating a five ring Bosch INDUCTION HOB with extractor over and glass splashback, Bosch single OVEN with matching MICROWAVE over. DISHWASHER and space and connection point for American style fridge freezer with wine rack over. Wooden opens to

Garden Room - 2.39m x 2.69m (7'10" x 8'10") - A useful and versatile space adjacent to both the kitchen and sitting room with double glazed French doors with matching windows to side overlooking and opening to the rear garden. Inset ceiling spotlights.

First Floor

Landing - Double glazed window to side, inset ceiling spotlights, airing cupboard housing the wall mounted central heating boiler with shelving under. Door to

Bedroom 1 - 3.99m x 3.02m (13'1" x 9'11") - A good size double bedroom with double glazed window to rear with views to North Hill. Light point, radiator.

Bedroom 2 - 3m x 3.05m (9'10" x 10'0") - A further double bedroom. Double glazed window to rear, ceiling light point, radiator, access to loft space.

Bedroom 3 - 2.59m x 2.74m (8'6" x 9'0") - Double glazed window to front, ceiling light point and radiator.





Bathroom - Refitted with a modern suite of low level WC, vanity wash hand basin with drawers under and mixer tap and lit mirrored cabinet over. Bath with glass shower screen, mixer tap and thermostatically controlled rainfall and hand held shower unit. Tile splashbacks, obscured double glazed window to front and wall mounted chrome heated towel rail. Inset ceiling spotlights and ceiling mounted extractor fan.

Outside - To the rear a paved patio area leads up to steps giving access to the lawn and further paved seating area where glimpses of the Malvern Hills can be enjoyed. The garden is surrounded to the rear by a planted bed and enclosed by a fenced perimeter. A path leads round to the front of the garage and gives access to the double gates to the driveway. Outside water tap and light points. An up and over door opens to

Garage - 3.4m x 2.9m (11'2" x 9'6") - Light and power. Part of the garage has been sectioned off and is accessed via a pedestrian door to the side creating, what the current owners use, a utility space which comprises

Utility Space - 2.21m x 2.82m (7'3" x 9'3") - Currently fitted with a range of wall and base units with worktop space under which there is space and connection for two kitchen white goods. Glazed window to rear, light and power. This space could easily be returned to garage space with the removal of the stud wall.





This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



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 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

EPC - The EPC rating for this property is D (63).

Council Tax - COUNCIL TAX BAND "C"

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

Viewing - By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Directions - From the agents office in Great Malvern proceed north along the A449 towards Worcester. After about half a mile at the first set of traffic lights at Link Top turn left signed to Leigh Sinton. The road forks in three directions, take the right hand fork (still towards Leigh Sinton) following this route for approximately three quarters of a mile and then turn right into Tan House Lane. Follow this road to the right taking the third turn into Greenfields Road. 5 Tayson Way will then be found

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 purchases/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.