



9 Sudeley Close, Malvern, WR14 1LP

£350,000

A modern detached three bedroom home with garage and drive for sale with no onward chain. Situated in a cul de sac location on the edge of Malvern, the accommodation comprises: entrance hall, cloakroom, front to back lounge diner with doors to the rear to the garden, fitted kitchen, three bedrooms and a refitted shower room. Further benefits include; gas central heating, double glazing, new carpets, detached single garage with driveway in front and potential for further parking, enclosed part walled rear garden with views to the side of the Malvern Hills. Vacant and for sale with no onward chain, viewing is a must to appreciate the location, position and plot of home on offer.



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ENTRANCE HALL

Accessed via an obscure glass double glazed door, ceiling light point, radiator, stairs to first floor with understairs storage cupboard with shelving, additional storage cupboard, doors to:

LOUNGE DINER

Front to back dual aspect with front facing double glazed bay window, rear aspect double glazed sliding doors to rear garden, two ceiling light points, gas fire and surround, two radiators, shelving.

FITTED KITCHEN

Rear aspect double glazed window overlooking the gardens, fitted kitchen comprising of a matching range of floor and wall mounted white units under a grey stone effect work surface, stainless steel single drainer sink unit with mixer taps over, integral hob with discrete extractor over, integral double oven, space and plumbing for washing machine, space and plumbing for dishwasher, double glazed door to rear garden.

CLOAKROOM

Front aspect obscure glass double glazed window, wall mirror, low level W/C, wash hand basin, radiator.

FIRST FLOOR LANDING

Front aspect double glazed window, ceiling light point, loft access, wall mounted mirror, airing cupboard with boiler and water tank, door to bedrooms and bathroom.

BEDROOM ONE

Rear aspect double glazed window, ceiling light point, radiator.

BEDROOM TWO

Side aspect double glazed window, ceiling light point, radiator.

BEDROOM THREE

Front aspect double glazed window, ceiling light point, radiator.

SHOWER ROOM

Double glazed obscure glass window, recessed ceiling downlighters, refitted white suite comprising of a walk-in shower, push flush hidden cistern WC, fitted storage cupboards, chrome heated towel rail, wall mounted mirror, hand towel rail, shaver plug, tiled wall.



FRONT GARDEN

Mostly laid to lawn with a number of mature shrubs, a paved path leads to the front door. There is potential for further parking in the front garden if required with a dropped kerb already in place.

REAR GARDEN

Part walled rear garden accessed from the lounge diner or the fitted kitchen and a pedestrian gate to the side of the garage. Large patio immediately to the rear with space for a table and chairs and outside dining, this opens to a lawn with a range of flower and shrub beds to the side and views to the side to The Malvern Hills. additional area to the side of the property.

GARAGE

Accessed via an up and over style door from the driveway, power and light, eaves storage, door to rear garden.

DIRECTIONS

From the Allan Morris office in Great Malvern head along the Worcester Road in the direction of Malvern Link, turn left onto Howsell Road after the Fire Station. Continue to the roundabout and take the second exit straight over onto Upper Howsell Road, continue into Tanhouse Lane. Turn right into Bronsil Drive and turn right again into Sudeley Close. The property can then be found as indicated by the Allan Morris 'For Sale' board. For further information or to book a viewing, please call the sales team on 01684 561411 or email malvern@allan-morris.co.uk

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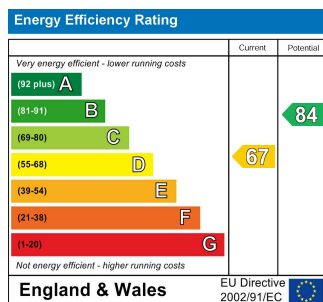
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains 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: D

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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