



## North Hill House 28a Davenham Close, Malvern, WR14 2TY

**£410,000**

A fantastic new build four bedroom home with parking and south facing gardens with great access to Great Malvern and Malvern Link. The modern, light and airy accommodation comprises: entrance hall, cloakroom, fabulous open plan living and kitchen space with access to gardens, guest bedroom with ensuite, two further first floor bedrooms and main bathroom, second floor main bedroom with ensuite and fabulous views to North Hill and ensuite. Further benefits include; flooring throughout, central heating and double glazing, block pave driveway providing off road parking for numerous cars, south facing rear garden with patio, six year new build warranty. Viewing a must to appreciate the size and location of home on offer.



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## ENTRANCE HALL

Accessed via an obscure glass double glazed security door with full height windows to the side and additional side aspect double glazed window, large entrance hall with space to the side for coats and shoes, two ceiling light points, stairs to first floor, oak plank effect flooring with underfloor heating. Doors to:

## CLOAKROOM

Two recessed ceiling downlighters, extractor, white suite comprising: pedestal wash hand basin, push flush WC, continued oak plank effect flooring.

## OPEN PLAN LIVING SPACE 26'4" max x 19'5" max (8.05m max x 5.92m max)

L shaped large open plan triple aspect light and airy living space comprising:

## LOUNGE AREA 13'9" x 12'4" (4.21m x 3.78m)

Dual aspect with front and side aspect double glazed windows, ceiling light point, continued river oak plank effect flooring with underfloor heating.

## KITCHEN DINER AREA 19'7" x 12'7" (5.97m x 3.86m)

Rear aspect double glazed windows, double glazed double doors leading to south west facing rear garden patio, ceiling light point over dining area with space for table and chairs and understairs storage cupboard. Kitchen area comprising: wide range of floor and wall mounted dove grey units under a marble effect worktop with matching island with breakfast bar, one and a half bowl sink unit with mixer tap over, integral electric hob with stainless steel extractor over, integral oven, integral microwave, integral fridge, integral freezer, integral dishwasher, continued oak plank effect flooring with underfloor heating.

## FIRST FLOOR LANDING

Ceiling light point, side aspect, built-in landing cupboard with light and power, smoke alarm, stairs to second floor, doors to:

## BEDROOM TWO 11'3" x 11'2" (3.45m x 3.42m)

Front aspect double glazed window, ceiling light point, radiator, door to:

## ENSUITE 9'4" x 3'1" (2.87m x 0.95m)

Side aspect obscure glass double glazed window, recessed ceiling down lighter, extractor, white suite comprising: walk in shower with rainfall and body shower, pedestal wash hand basin with lit mirror over, push flush WC, heated chrome towel rail, oak plank style flooring.

## BEDROOM THREE 11'10" x 11'6" (3.62m x 3.52m)

Rear aspect double glazed window with south west views to North hill and the Worcestershire Beacon, ceiling light point, radiator.

## BEDROOM FOUR 7'8" x 7'5" (2.35m x 2.27m)

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

## MAIN BATHROOM 7'9" x 7'4" (2.38m x 2.25m)

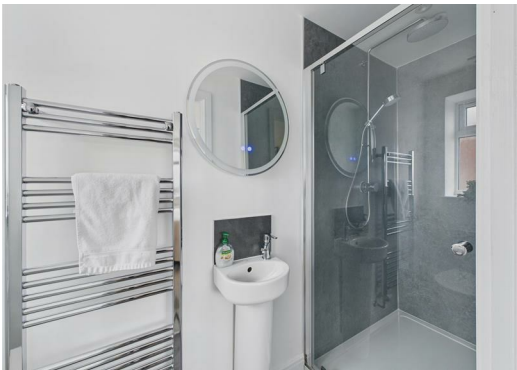
Rear aspect obscure glass double glazed window, recessed ceiling downlighter, extractor, four piece suite comprising: large shower cubicle with rainfall and body showers, panel bath, pedestal wash hand basin with lit mirror over, push flush WC, heated chrome towel rail, oak plank effect flooring.

## SECOND FLOOR LANDING

Ceiling light point, smoke alarm, door to:

## MAIN BEDROOM 16'8" max x 11'6" + recess (5.09m max x 3.52m + recess)

Rear aspect double glazed windows with fabulous views along The Malvern Hills, ceiling light point, recessed ceiling downlighters, built-in storage drawers and cupboards, radiator. Door to:



### **ENSUITE 7'1" x 6'7" (2.18m x 2.01m)**

Rear aspect obscure glass double glazed window, ceiling downlighters, extractor, white suite comprising: large walk-in shower cubicle with rainfall and body showers, pedestal wash hand basin, push flush WC, heated chrome towel rail, oak wood plank effect flooring.

### **FRONT GARDEN**

Low maintenance front garden, entirely laid to block paving to provide off road parking for five cars, gated pedestrian access to the garden

### **REAR GARDEN**

South west facing rear garden with views to North Hill and the Worcestershire Beacon, landscaped with an initial paved patio area, accessed from the kitchen diner, space for table and chairs and outside entertaining, steps up to a formal lawn with a mature apple tree to the rear, side garden area with store.

### **DIRECTIONS**

From the Allan Morris office in Great Malvern proceed down Church Street to the traffic lights. Go straight on and take the third left into Albert Road North. Take the second right into Cockshot Road and first right into Clerkenwell Crescent and right again into Davenham Close. Go straight on and North Hill House can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 5614112 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)

### **ADDITIONAL INFORMATION**

**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: TBC

**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.

**ASKING PRICE - £420,000**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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