Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



4 Spring Gardens, Malvern, WR14 1AP

£460,000

A CHARACTER, LARGER THAN EXPECTED, FAMILY HOME IN A CONVENIENT LOCATION FOR FACILITIES & OFFERING TWO ESTABLISHED STUDIOS FOR HOBBIES OR TO WORK FROM HOME.

A detached, well maintained house with open living spaces including lounge with study area, dining room and breakfast kitchen, plus garden room, utility and cloakroom. To the first floor, three double bedrooms including main bedroom with built in wardrobes and separate built in dressing area, plus large, refitted shower room. Outside, the attractive garden has spaces for relaxing plus storage and two separate garden buildings/studios which currently provide excellent office space. Off road parking for two vehicles at the front.

VIEWING HIGHLY RECOMMENDED.







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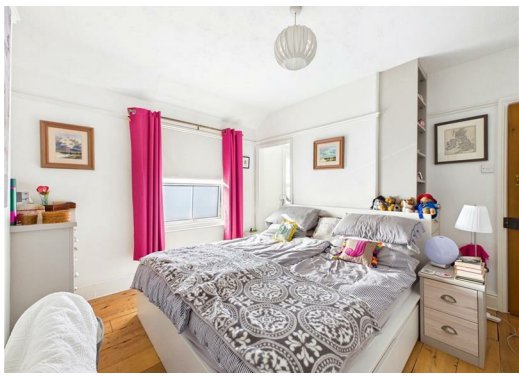
4, Spring Gardens, Malvern, Worcestershire, WR14 1AP











Front door with window over, opens to:

ENTRANCE HALL
With stairs to the first floor. Doorways to:

BREAKFAST KITCHEN
Front and rear aspect double glazed windows, tiled floor, radiator. Range of fitted eye and base level units with matching island/ breakfast bar and including one and a half bowl, single drainer, ceramic sink unit, four ring gas hob with double electric oven under and filter hood over, built in dishwasher, built-in fridge. Open to Dining Room.

SITTING ROOM
Front aspect, double glazed window, radiator under, Karndean oak effect floor, fireplace with oak, beamed mantle, log burner and brick hearth, study area at the end of the room. Open to:

DINING ROOM
Side aspect, double glazed door to garden, side aspect, double glazed window, radiator, tiled floor, brick chimney breast with mantle, gas point (capped off), wood, latched braced door to understairs storage with shelving and light. Opaque multi pane door to:

GARDEN ROOM
uPVC double glazed window, French doors to garden, velux window, double radiator. Double muti pane doors to:

UTILITY
Rear aspect, double glazed window, wall and floor mounted units including ceramic sink unit with single drainer, plumbing for washing machine, extractor fan, wall mounted Worcester gas central heating boiler, space for fridge freezer, radiator. Door to:

CLOAKROOM
WC, wash basin with cupboard under, cloakroom, tiled floor.

FIRST FLOOR LANDING
With natural wood doors to:

BEDROOM ONE
Front aspect, double glazed window, space saving radiator, fitted shelf and drawer unit, two double fitted wardrobes with cupboards over, fitted drawer unit, natural wood floor, doorway to:

DRESSING ROOM
Front aspect double glazed window, fitted wardrobes with hanging, shelving and drawers.

BEDROOM TWO
Front aspect, double glazed window, double radiator under, art deco style decorative fireplace, oak alcove shelving, wood effect flooring.

BEDROOM THREE
Rear aspect, double glazed window, space saving radiator, fitted shelving and drawers.

SHOWER ROOM
Stained glass door, side aspect, double glazed window, , WC, wash basin with fitted cupboards under, large walk-in shower with rainfall fixed head and adjustable showers, heated towel rail/radiator, hatch to roof space.

GARDEN
At the REAR paved patio adjacent to the house with outside tap, gate to front drive, brick path with matching circular seating area in lawn, raised border with trees and shrubs including acer, cobnut tree, bay tree, further raised border with mature magnolia, paved corners of the garden with log store and garden shed.

Two garden rooms/studios with double glazed windows, insulated and panelled inside, power and lighting, ideal for working from home.

At the FRONT block paved drive offering parking for two cars.

DIRECTIONS
From the office of Allan Morris on Church Street proceed up the hill turning right onto the Worcester Road, A449. Proceed for some distance along this road, through Malvern Link passing the petrol station on the left. At the traffic lights go straight on and take the next left into Spring Gardens and the property can be found on the right hand side. For more details or to book a viewing, please call the Malvern Office on 01684 561411

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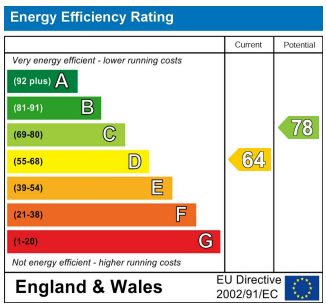
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: C

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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