



4 Old Malvern Road

Powick, WR2 4RX

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious family home offering flexible living areas, extensive gardens and abundant parking, set within a quiet, sought-after village setting.

- Four-bedroom family home arranged over two floors with generous reception space and versatile layout
- Living room with feature fireplace and sliding doors to garden plus separate dining room
- Larger than average rear garden with patio terrace and mature planting
- Extensive driveway and double garage provide parking for several vehicles
- Positioned in Powick for village amenities and easy access to Worcester and Malvern

This well-proportioned home provides versatile accommodation ideal for families. On the ground floor a living room with feature fireplace flows into a separate dining room and out onto the garden terrace. The kitchen/breakfast room is complemented by a utility and there is a handy cloakroom. Upstairs there are four bedrooms, including a principal suite with dressing room and en suite, plus a family bathroom. Outside, an impressively sized rear garden is mainly laid to lawn with mature borders, while a double garage and driveway provide extensive parking.

1813 sq ft (168.4 sq m)





The kitchen

The kitchen/breakfast room is designed for everyday cooking and casual family meals. It features a U-shaped arrangement of wooden cabinets with contrasting worktops, integrated oven, hob with extractor and a dishwasher. A window over the sink overlooks the garden, the tiled floor is practical for everyday use, and a door leads through to the adjoining utility for extra storage and appliance space.



The dining room

Ideal for entertaining and family meals, the dining room sits adjacent to the living room. There is ample room for a large table and chairs. Glazed sliding doors open directly onto the rear patio and garden, bringing the outside in. Internal glazed doors connect with the through lounge, allowing the two reception rooms to work together or independently.



The living room

The living room offers generous day-to-day living space. A modern feature fireplace forms a focal point, while wide windows to the front and sliding patio doors to the rear provide garden views. This reception room seamlessly links to the dining area yet remains distinct, making it ideal for relaxing or entertaining.





The utility

The utility room supplements the kitchen by providing extra storage and laundry space. Fitted cabinetry, work surfaces and a sink match the kitchen units, and there is space for appliances such as a washing machine and fridge freezer. A window brings in light and there is access to the garden and garage, making this an indispensable workspace.



The hallway and cloakroom

A welcoming entrance hall sits at the heart of the home and provides access to all ground floor rooms. The staircase rises to the first floor, and a cloakroom offers a white suite comprising WC, pedestal basin and heated towel rail. This practical arrangement ensures visitors have convenient facilities on entry and keeps the living spaces separate from the entrance.





The primary bedroom and dressing room

The principal bedroom occupies a generous position at the rear of the first floor, creating a quiet retreat. It benefits from an adjoining walk-in dressing room fitted with hanging rails and shelving. Large windows overlook the surroundings, and the room links directly to its own en suite for privacy.



The primary en suite

The en suite shower room serves the principal bedroom exclusively. It is appointed with marble-effect wall panels, a walk-in shower with glass screen, pedestal wash basin and WC. The walk-in enclosure includes a fold-down seat for accessibility, and a chrome heated towel rail and opaque window complete this stylish private facility.



The second bedroom

A spacious second bedroom sits on the first floor and accommodates a double bed easily. A built-in wardrobe provides useful storage, while a large window frames views over the neighbourhood. The generous proportions allow space for additional furnishings, making this a comfortable and versatile double bedroom.



The third bedroom

Another bedroom on this floor would make an ideal family or guest bedroom. A wide window looks out across the rear, while there is ample space for a double bed and additional furnishings. The simple décor offers a blank canvas for personal touches.



The fourth bedroom

Currently set up as a home office, the fourth bedroom offers a flexible additional space. Recessed ceiling lights and a wide window contribute to a bright working or sleeping environment. This room could serve equally well as a nursery or hobby room depending on needs.



The bathroom

Serving the remaining bedrooms, the family bathroom is positioned off the first-floor landing. It contains a panelled bath with electric shower and folding screen, a pedestal basin and a WC set into a vanity unit. Fully tiled walls and a mirrored cabinet enhance practicality and ease of maintenance. A window provides ventilation and privacy.



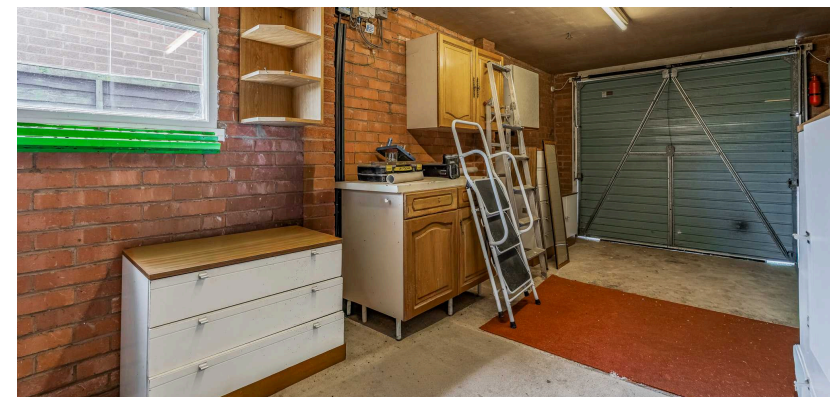
The garden

The rear garden extends the living space outdoors and is a true highlight of the home. Larger than is often found with this style of property, it features a paved terrace spanning the rear of the house, beyond which lies a generous level lawn flanked by mature borders, hedging and established trees, creating excellent opportunities for gardening, entertaining and family life in a private setting. A further paved patio at the far end of the garden provides an additional seating area, perfect for enjoying the sun or creating a peaceful retreat away from the house.



The driveway and parking

At the front of the home, a broad driveway and lawned approach provide a welcoming entrance. Twin up-and-over doors open to a double garage with power and lighting, while the driveway accommodates multiple vehicles. A canopy shelters the front door, and sits alongside a neat lawn with mature shrubs.



Location

Powick lies between Worcester and the Malvern Hills, offering a blend of village charm and accessibility. The community provides everyday amenities including local shops, public houses and a primary school, while Worcester's broader range of facilities is a short drive away. Residents enjoy easy access to road networks connecting to neighbouring towns and the motorway, and there are regular bus services. The surrounding countryside and nearby river provide opportunities for walking, cycling and outdoor pursuits.

Services

The property benefits from mains electricity, gas, water and drainage.

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F.

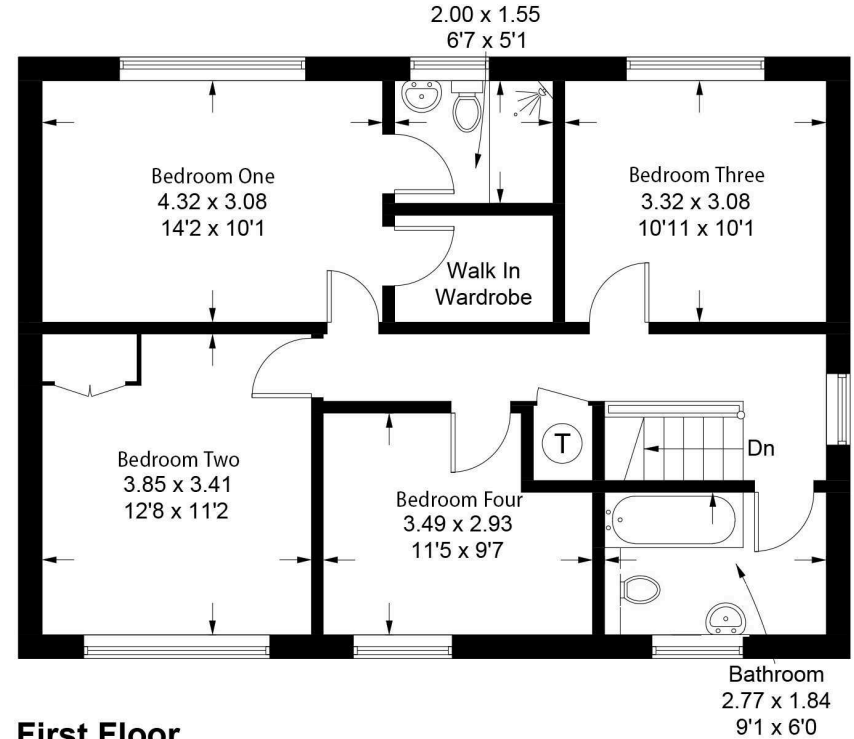
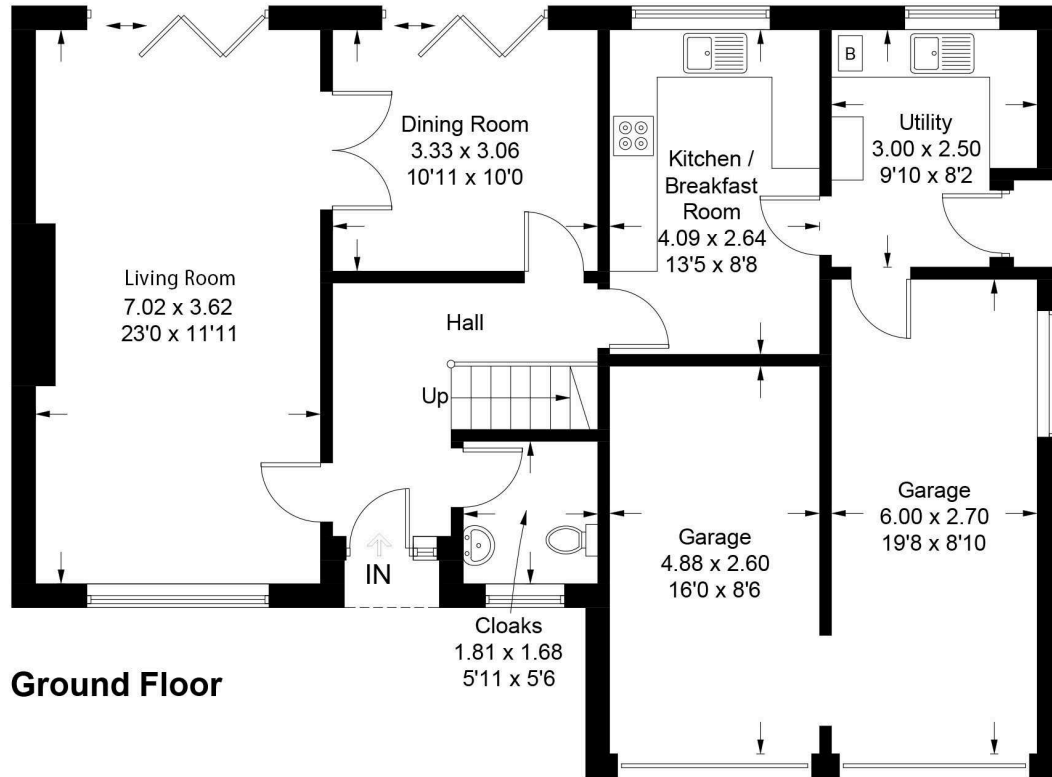


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Approximate Gross Internal Area = 168.4 sq m / 1813 sq ft
(Including Garage)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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