

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



33 Lower Road, Malvern. WR14 4BX

Guide Price **£375,000**

A Three Bedroom Detached Bungalow Which Has Been Completely Refurbished And Thoughtfully Redesigned With An Exemplary And Modern Finish Offering Open Plan Versatile Accommodation With Beautiful, Elevated Views Over The Undulating Herefordshire Countryside In The Highly Desirable District Of West Malvern, Off Road Parking, Garage, Front And Rear Gardens. EPC "C"

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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13 Worcester Road, Malvern, Worcestershire, WR14 4QY
Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



Location & Description

Located in the popular and much sought after residential district of West Malvern and occupying an elevated position on the westerly slopes of the Malvern Hills affording glorious and far reaching views over the undulating Herefordshire countryside. West Malvern has an active community mainly centred around the village hall. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern where there is a range of independent shops, Waitrose supermarket, restaurants, cafes, public houses, take aways and community facilities including the famous theatre complex with concert hall and cinema.

Transport communications are excellent with a bus route servicing North/West Malvern as well as mainline railway stations in Colwall, Malvern Link and Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for with some excellent schools in both the private and state sectors including a popular primary school in West Malvern as well secondary schools in Malvern.

The property is well situated to gain access to the network of footpaths and bridleways that criss-cross the surrounding countryside and the Malvern Hills themselves.





33 Lower Road is an immaculate detached three bedroom bungalow which has recently been completely renovated to a high spec and carefully redesigned with a high level of attention to detail, the current owners having an eye to create modern and contemporary living. There is a lawned foregarden to the front and an elevated low maintenance decked area to the rear which benefits from beautiful far reaching views, ideal for entertaining and to enjoy the sunsets.

The property is set back from the road behind a paved and gravelled driveway complete with a raised landscaped foregarden with planted borders, water butt, external tap and step leading to the terraced area (described later). The driveway provides access to the garage with downlighting either side and steps leading to the accommodation and the rear garden.

The accommodation which is spacious and light filled consists of an open plan living, dining and sitting room, three bedrooms, family bathroom and has been completely rewired, replumbed with a new heating system and completely new fixtures and fittings throughout. It enjoys beautiful views over the undulating Herefordshire countryside to the west and in more detail comprises:

Open Plan Sitting, Dining and Kitchen 6.95m (22ft 5in) x 5.45m (17ft 7in) (max point)

This area provides plenty of versatility with its uses and has a light filled environment. In the sitting room there is dual aspect large double glazed windows to enjoy this lovely view and a door which provides access to the landscaped terrace and foregarden. There is flowing laminate flooring throughout and a focal point of the room is the brand new woodburning stone on a raised hearth. The kitchen has a range of base and eye level units with pelmet and over cupboard lighting and marble effect worktop. A range of built-in appliances such as FRIDGE FREEZER, OVEN, electric HOB, extractor fan, stainless steel sink and drainer, DISHWASHER and space for a washing machine. Double glazed window to the front to enjoy the beautiful views and continued laminate flooring. Two radiators, spotlights, wall lights and tv and internet points and additional to this area





floor mounted storage cupboards and hooks with loft access point.

Bedroom 1 4.06m (13ft 1in) x 3.07m (9ft 11in) (max point)

Carpet, radiator, double glazed window with a lovely view to the front. Plugs with USB points, built-in wardrobes, automatic lighting and tv point.

Bedroom 2 3.04m (9ft 10in) x 2.40m (7ft 9in) (max point)

Carpet, radiator, double glazed window to the rear, built-in wardrobes, spotlights, plugs with USB points.

Bedroom 3 2.94m (9ft 6in) x 2.01m (6ft 6in) (max point)

Carpet, double glazed window and remote controlled Velux window and spotlights. Radiator, built-in storage cupboard with automatic lighting.

Family Bathroom

Tiled floor and partially tiled walls, 'P' shaped bath with shower, extractor fan, spotlights, vanity wash hand basin and close coupled WC with marble effect worktop. Chrome heated towel, obscured double glazed window to the rear, large sensed mirror with bluetooth speaker system.





Outside

Externally the property benefits from a landscaped patio to the front with downlighting and steps which lead to an immaculate lawned foregarden. To the rear of the property is a passageway, also with downlighting, external power socket and water tap which provides ease of access for maintenance. The retaining walls have been reinforced in some places with hessian planted netting and recently planted. The whole garden and steps throughout are very well lit for all seasons and at the top of the garden is a decked and fenced area, ideal for entertaining, an area to truly appreciate the significant views and sunsets. External power sockets and lighting with planted flower beds which provide plenty of colour throughout the year. Rear boundary fence with curved top design for privacy.

Garage 4.85m (15ft 8in) x 3.13m (10ft 1in)

Accessed via up and over door from driveway. Worcester Bosch boiler, extractor fan, strip lighting and door to the

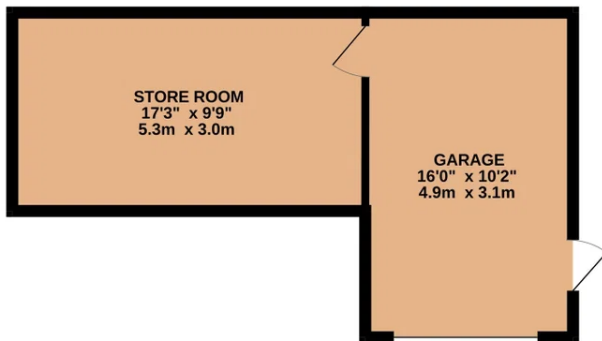
Storeroom 5.35m (17ft 3in) x 3.02m (9ft 9in)

Strip lighting and extractor fan.

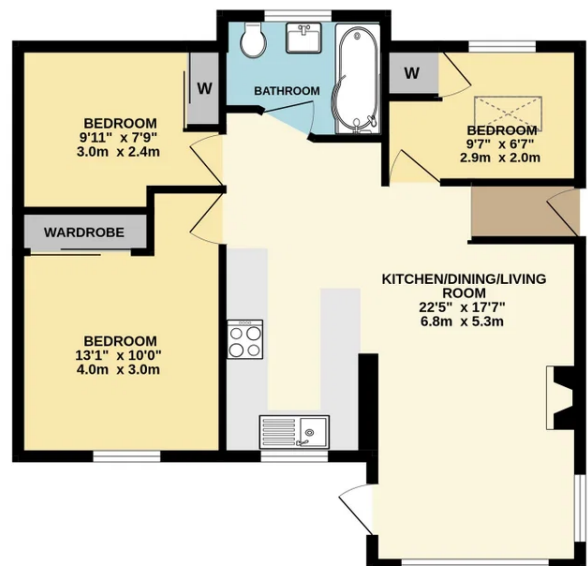
Services

We have been advised that mains services 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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

LOWER GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

We are advised (subject to legal confirmation) that the property is freehold.

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 purchasers/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 formally 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.

Viewing

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

Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (69).

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile take the first fork to the left into North Malvern Road towards West Malvern. Follow this route uphill for some distance and as you approach the left side of the hills you come to a sharp left hand bend. Follow the around continuing uphill for some distance before taking a right hand fork into Old Hollow. After 100 yards bear left into Lower Road and follow this route for a short distance after which the property can be found on the left hand side as indicated by the agent's for sale board.