

Philip Laney & Jolly



10 Sayers Avenue, Malvern, WR14 1PR  
Guide Price £550,000

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Philip Laney & Jolly Malvern are delighted to welcome to the market this stunning modern detached house on Sayers Avenue in the picturesque town of Malvern.

This executive-style home offers an exceptional opportunity for families seeking both style and comfort. Thoughtfully upgraded throughout, it combines contemporary elegance with practical living.

Upon entering, a striking vaulted ceiling in the landing area creates a sense of grandeur. The property features four generous bedrooms, two with en-suite bathrooms, providing privacy and convenience for family members or guests. The family bathroom is equally well-appointed to accommodate the needs of a busy household.

The heart of the home is a spacious breakfast kitchen, ideal for casual dining and entertaining. Adjacent living and dining rooms offer versatile spaces for relaxation and gatherings. Additional conveniences include a well-placed WC and a utility room, enhancing the overall functionality. The property also benefits from Cat 6 Connection.

A double garage, provides secure parking and extra storage, while the property's location offers easy access to local supermarkets and reputable schools, making it perfect for family life.

The inclusion of solar photovoltaic cells highlights a commitment to sustainability, promoting energy efficiency and reducing utility costs. This exceptional family home on Sayers Avenue combines comfort, style, and practicality, offering a lifestyle as impressive as the property itself.

EPC: B Council Tax Band: F Tenure: Freehold

#### Reception Hall

This is a welcoming and beautifully presented central space that forms the heart of the home. An elegant oak staircase with glazed panels rises to a galleried landing with a vaulted ceiling, creating a lovely sense of light and openness. There is practical storage beneath the stairs, including fitted drawers and a cupboard. The space features a tiled floor, three ceiling lights, a modern vertical radiator, and a Hive thermostat. Doors lead through to the kitchen, sitting room, dining room, and another room beyond.

#### Cloakroom

Fitted with a modern white suite comprising a low level WC and a pedestal wash basin with mixer tap and tiled splashback. There is a ceiling light, an obscured double glazed window to the rear, and a radiator. Tiled floor.

#### Living Room

This inviting room is designed for both comfort and style, with a warm and welcoming atmosphere. Engineered oak flooring runs throughout. At the heart of the room is a beautifully crafted electric fire set within a wooden surround and mantel, finished with a marble effect back and hearth. Natural light floods the space through a double glazed bay window at the front and double glazed doors with internal blinds at the rear, which open directly onto the landscaped garden, creating a seamless connection between indoor and outdoor living. There are two radiators and two ceiling lights

#### Dining Room

This versatile and flexible room is currently used by the owners as a dining room and home office. It is ideally located next to the breakfast kitchen and accessed through a convenient door. Natural light fills the space through a wide double glazed bay window at the front, offering views over the central lawn, and an additional double glazed window to the side.





### Kitchen/Breakfast Room

This open and inviting space is perfect for family living, with the kitchen forming a welcoming heart of the home. The kitchen features a range of shaker style base units with granite worktops, a sink with a Quooker tap providing instant boiling water, and matching wall units with underlighting and a wine rack. Integrated appliances include an AEG stainless steel gas hob with glass splashback and extractor above, an AEG double oven, dishwasher, and fridge freezer. A central breakfast island with granite worktop offers additional storage and a feature light above. The area is completed with inset ceiling spotlights, a radiator, and a tiled floor that extends seamlessly into the breakfast room. The breakfast room enjoys a double glazed window to the rear and double glazed French doors with internal blinds that open onto the patio. Additional fitted units with display cabinets and underlighting, tiled splashbacks, a ceiling light, and radiator complete this versatile space, with a door providing further access to the utility

### Utility Room

This practical room offers undercounter space for a washing machine and additional white goods, along with a worksurface and cupboard storage. A sink with mixer tap is fitted into the worktop, complemented by tiled splashbacks. Natural light enters through a double glazed window to the side, and a double glazed pedestrian door provides access to the garden. The space also includes a wall mounted Ideal boiler, a radiator, inset ceiling lights, and tiled flooring that continues throughout.

### Landing

This galleried landing features a stunning vaulted ceiling with inset ceiling spotlights and four double glazed Velux skylights that fill the space with natural light. One of the skylights is fitted with an electric opener and rain sensor. The landing is complemented by a modern vertical radiator, wall lights, and two additional ceiling lights. There is access to a part boarded loft via a pull down ladder and an airing cupboard housing the mains pressurised hot water cylinder. Doors to all first floor bedrooms.

### Main Bedroom

Situated at the rear of the property, this generous bedroom has been enhanced by the addition of double glazed doors with internal blinds that open onto a glazed Juliet balcony. A further double glazed window at the rear fills the room with light. Ceiling spotlights and wall lights on either side of the bed create a welcoming atmosphere, while a radiator provides comfort. The room also includes a dressing area with single wardrobes on either side. Door to ensuite.

### En-suite

This en-suite is fitted with a modern white suite comprising a low level WC, a pedestal wash basin with mixer tap, and a walk in shower enclosure with a thermostatically controlled shower. Natural light enters through an obscured double glazed window to the side. The room also features ceiling spotlights, a ceiling mounted extractor fan, a chrome wall mounted towel rail, and a wall mounted shaver point. The walls and floor are finished with complementary tiling.

### Bedroom Two

Enjoying a front aspect outlook this room features a double glazed window and a ceiling light. There is a useful recess where fitted wardrobes could be added, a radiator, and a door open to the additional en-suite.

### En-suite Shower Room

Fitted with a low level WC and a modern white pedestal wash hand basin with mixer tap, and a walk in shower enclosure with a thermostatically controlled shower. Features include ceiling spotlights, a ceiling mounted extractor fan, and a chrome wall mounted heated towel rail. The floor and splashbacks are finished in complimentary tiling, and there is an obscured double glazed window to the front.

### Bedroom Three

An additional double bedroom with a useful recess where a fitted wardrobe could be installed. Double glazed window to the front aspect, ceiling light point and radiator.

### Bedroom Four

The room features engineered wood flooring throughout. A pull down loft hatch with ladder offers access to a partially boarded loft space. Currently configured as a home office, the room includes a range of fitted cupboards, a drawer unit, and a built-in desktop, providing excellent storage and workspace. A double glazed window to the rear aspect and complemented by inset ceiling LED spotlights and a radiator

### Bathroom

This bathroom features a contemporary suite including a low level WC, a pedestal wash hand basin with mixer tap, a panelled bath with mixer tap and shower head, and a separate shower enclosure with a thermostatically controlled shower. The floor and splashback areas are finished in complimentary tiling. Additional features include an obscured double glazed window to the rear, a chrome wall mounted heated towel rail, a ceiling mounted extractor fan, and LED downlights for bright, modern illumination.

### Double Garage

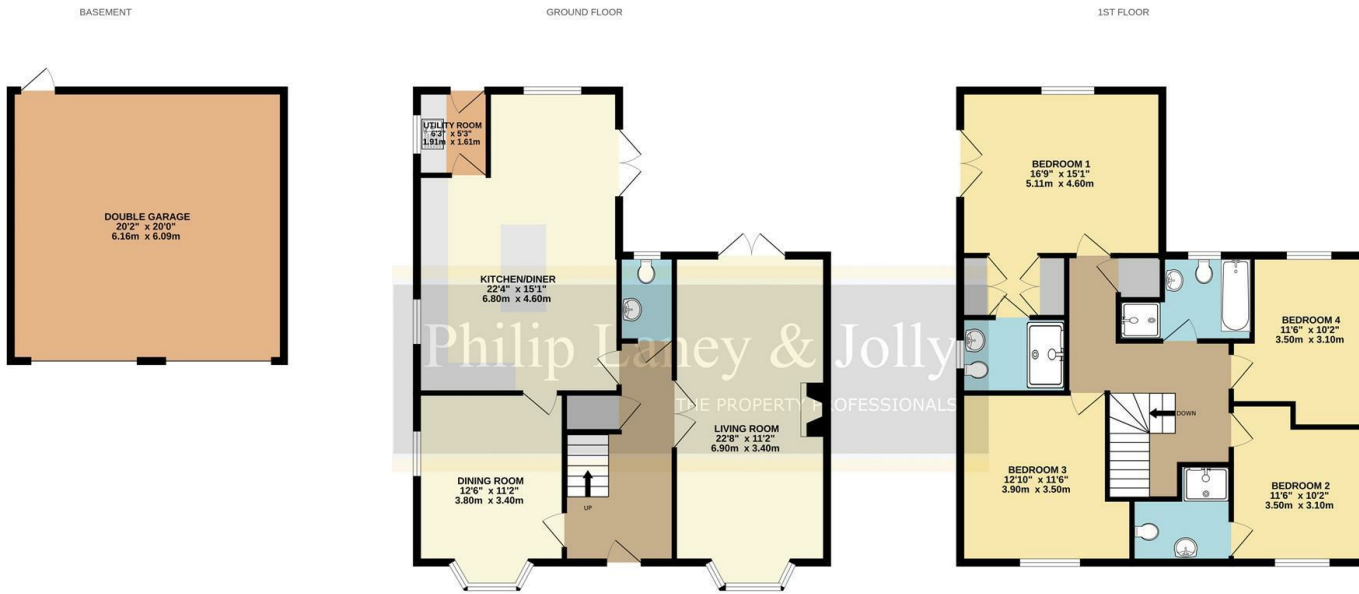
Featuring two up and over doors to the front providing access to the driveway. The garage is fitted with a range of Clarke brand modular workshop units, inset ceiling spotlights, power sockets, and a Cat 6 connection. A pull down loft hatch with ladder gives access to a partially boarded loft, offering excellent additional storage space.

### Garden

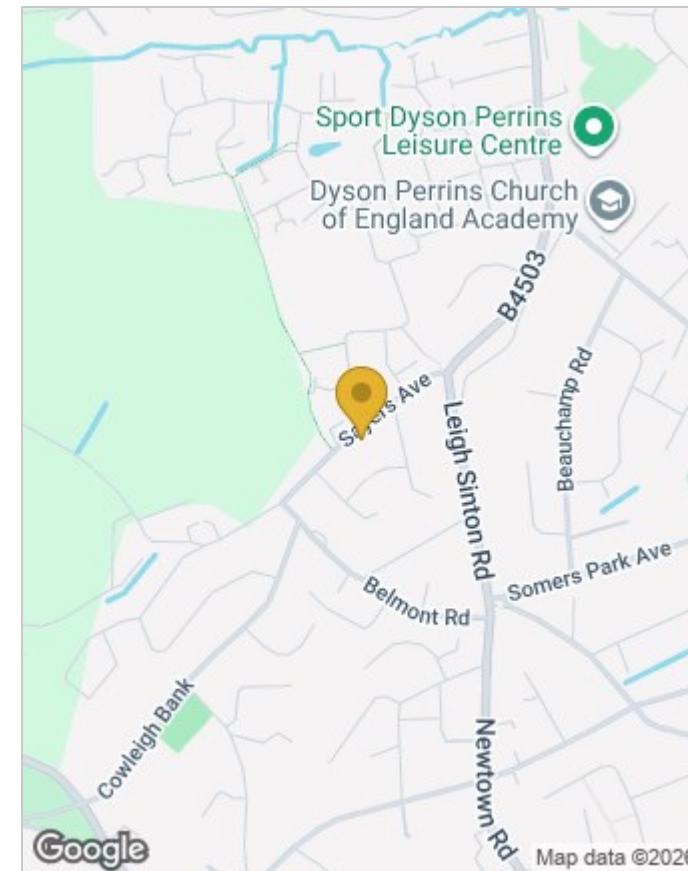
The garden has been professionally landscaped and offers a delightful combination of seating, lawn, and planted areas. French doors from the sitting room and kitchen open onto a gravelled seating area, with a stepping stone path leading to a paved walkway and a shaped lawn bordered on three sides by mature flower and shrub beds. A sunken circular seating area surrounded by stone chippings creates a charming focal point, with an additional paved area located behind the garage.

The property also includes an extra strip of land to the left and a secure double gate, providing convenient pedestrian entry to the rear garden. Practical features include an outside water tap, motion-sensor lighting, strategically positioned power sockets, and a wooden shed. Behind the garage, sensor-controlled pelmet lighting highlights the space, with a composite pedestrian door providing easy access.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

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23 Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684575100 | Email: [office@pljmalvern.co.uk](mailto:office@pljmalvern.co.uk)

<https://www.pljworcester.co.uk/>