

For Sale

£583,000



Court Road Malvern WR14 3EG

Located in a popular residential area, close to excellent schools and easy access to Great Malvern train station, this extended semi-detached house offers a perfect blend of classic elegance and modern versatility.

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Reception Hall

Part glazed door opens into the spacious Reception Hall, with decorative coving, ceiling rose, picture rail and herringbone wood flooring throughout. Doors off to the Play Room, Living Room, Kitchen Dining Room and Cloakroom. A further door opens to a large understairs storage cupboard.

Play Room

From the Reception Hall door opens to the second reception room, currently used as a Play Room. With two double glazed sash bay window to the front aspect providing views over rooftops to Bredon Hill. A particular feature of this room is the cast iron fire place with stone mantle, tiled hearth and surround. Decorative coving to ceiling, ceiling rose and radiator.

Living Room

A light and bright room with cast iron fire place with stone mantle, tiled hearth and surround. Double glazed sash bay window to the side aspect, radiator and picture rail.

Cloakroom

Double doors open to the Cloakroom fitted with a white suite

comprising low flush WC and vanity wash hand basin with mixer tap and cupboards below. Spotlighting to ceiling and radiator.

Dining Room Kitchen

This is the heart of the house, this magnificent Kitchen is fitted with a range of colour fronted matte base and eye level units, working surfaces with upstand. Integrated dishwasher, space for a large Range Master oven, and extractor above. Space for a large fridge freezer and under unit wash hand basin with 'Swan' neck mixer tap and drainer. Dual aspect double glazed windows to the rear and side aspect overlooking the well maintained rear Garden and velux window to ceiling, providing an abundance of light. Upright radiator, spotlighting and wood flooring throughout. Door to the utility cupboard housing the wall mounted boiler, space and plumbing for a washing machine and space for a further undercounter appliance.

First Floor Landing

Stairs rise to the First Floor Landing with doors off to all rooms and door to a large Airing cupboard housing slatted shelving and the immersion heater. Radiator, picture rail and stairs rising to the Second Floor Landing.

Bedroom One



A spacious room with two double glazed sash windows to the front aspect providing views over rooftops and towards Bredon Hill. Radiator, picture rail and opening to the walk in wardrobe, with hanging rail and fitted drawes. Double glazed obscured window to the front aspect and vanity wash hand basin with mixer tap and drawes below.

Bedroom Two

Ornamental cast iron fire place with decorative wooden mantle and surround. Double glazed sash windows to the side aspects, picture rail and radiator.

Bedroom Three

Two double glazed windows to the rear aspect providing views over the well maintained rear Garden and towards the Malvern Hills, picture rail and radiator.

Bathroom

Fitted with a white suite comprising pedestal wash hand basin and low flush WC. Shower cubicle with glazed screen, tiled splashback and electric shower over and panel bath with tiled splashback. Two double glazed obscure windows to the side and rear aspect, tile effect flooring and radiator.



Second Floor Landing

Stairs rise to the Second Floor Landing with a Velux window to ceiling and doors to Bedroom Four, Bedroom Five and the Shower Room.

Bedroom Four

'L' shaped room with storage within the eaves, two velux windows to ceiling and double glazed window to the front aspect providing views over rooftops and towards Bredon Hill. Picture rail, radiator and access to the loft space via hatch.

Bedroom Five

Double glazed window to the rear aspect providing stunning panoraic views of the Malvern Hills and well maintained rear Garden. Velux window to the side aspect, radiator and eaves storage.

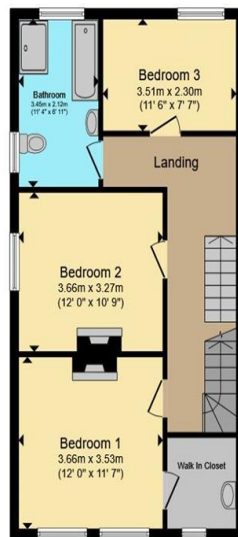
Shower Room

Fitted with a white suite comprising low flush WC and floating wash hand basin. Shower cubicle with glazed screen, tiled splashback and electric shower over. Tile effect flooring, Velux

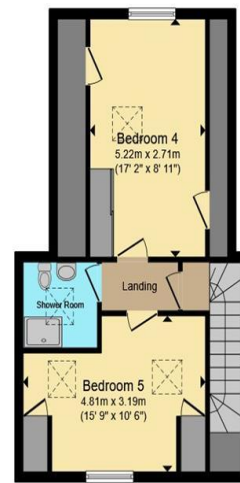




Ground Floor



First Floor



Second Floor

Total floor area 179.2 sq.m. (1,929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MVN100023 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: D

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