

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A VERY WELL PRESENTED DETACHED HOUSE CONSTRUCTED IN 2021 LOCATED IN A POPULAR RESIDENTIAL AREA LESS THAN A MILE FROM GREAT MALVERN TOWN CENTRE, CURRENTLY COMPRISING A HALL, LIVING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, THREE BEDROOMS, EN-SUITE SHOWER ROOM, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, GARAGE AND GARDEN. ENERGY RATING "B"**

## Crystal Crescent - Guide Price £360,000

1 Crystal Crescent, Malvern, Worcestershire, WR14 3RR

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# 1 Crystal Crescent

## Location & Description

The property enjoys a convenient position less than a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. A more local selection of amenities can be found in nearby Barnards Green which is within walking distance and where there is a supermarket as well as a further choice of shops.

Educational needs are well catered for at both primary and secondary levels including The Chase High School which is also accessible on foot. Transport communications are excellent. There is a mainline railway station in Great Malvern, about half a mile away. Junction 1 of the M50 at Upton upon Severn and Junction 7 of the M5 south or Worcester are within easy commuting distance.

## Property Description

1 Crystal Crescent was constructed in 2021 and offers very well presented family accommodation which includes an entrance hall, living room, a well equipped open plan kitchen/breakfast room, utility room, cloakroom with WC, three bedrooms, an en-suite shower room and separate family bathroom. There is also the added bonus of gas fired central heating and double glazed windows throughout. The house also has solar panels.

Outside there is a low maintenance, landscaped garden as well as a driveway that is capable of accommodating three vehicles and leads to a garage.

## GROUND FLOOR

### Entrance Hall

Attractive part glazed composite front door with windows to each side. Radiator.

### Living Room 5.73m (18ft 6in) x 3.18m (10ft 3in)

Two radiators, double glazed windows to three aspects making this a very light room.

### Kitchen/Breakfast Room 5.73m (18ft 6in) x 2.92m (9ft 5in)

A lovely open plan room with a comprehensive range of floor and eye level cupboards, extensive work surfaces incorporating a one and a half bowl single drainer stainless steel sink with mixer tap. Integrated four ring gas **HOB** with **OVEN** below and stainless steel extractor canopy above. Space and plumbing for dishwasher, space for fridge freezer, radiator, ceiling downlighting, double glazed window to front aspect and pair of double glazed doors leading into main garden. Door also to

### Utility Room

With useful worksurface having cupboard below, space and plumbing for washing machine, radiator, gas fired central heating boiler and double glazed window. Door to

### Cloakroom

Close coupled WC, wash basin, radiator and extractor fan.





## FIRST FLOOR

### Landing

Radiator, double glazed window, built in cupboard with shelving, access to insulated roof space.

### Bedroom 1 4.31m (13ft 11in) x 3.23m (10ft 5in)

Built in double wardrobe with fitted shelving. Radiator, double glazed windows to two aspects making this a particularly light room. Door to

### En-suite Shower Room

Large tiled shower cubicle, close coupled WC, pedestal wash basin, extractor fan, heated towel rail and double glazed window.

### Bedroom 2 3.30m (10ft 8in) x 2.61m (8ft 5in)

With radiator and double glazed windows to front and side aspects.

### Bedroom 3 2.84m (9ft 2in) x 2.35m (7ft 7in)

With radiator and double glazed window to side aspect.

### Bathroom

Half tiled and having panelled bath, pedestal wash basin, close coupled WC and double glazed window.

### Outside

Standing on a corner plot the garden to the front and side of the house is laid to lawn with railings and a maturing hedge. A separate tarmac driveway provides off road parking for three vehicles and leads to the brick built

### Garage

With up and over door. To the side of the garage a gated entrance leads into the south facing walled rear garden which has been laid to lawn with a paved seating area that catches the sun. At strategic points there is external lighting and an outside tap.

### Directions

From Great Malvern town centre proceed downhill along Church Street into Barnards Green Road passing Malvern St James School and Sports Centre. At the bottom of the hill, at a major island, take the fourth exit into Court Road. Follow this route for some distance where it becomes St Andrews Road. As the road begins to rise turn left into Doppler Road. Crystal Crescent is the first turn on the right and number 1 is on the corner. The driveway to the property is just after the house, off Doppler Road.



### Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. There are also solar panels on the roof. 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.

### 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

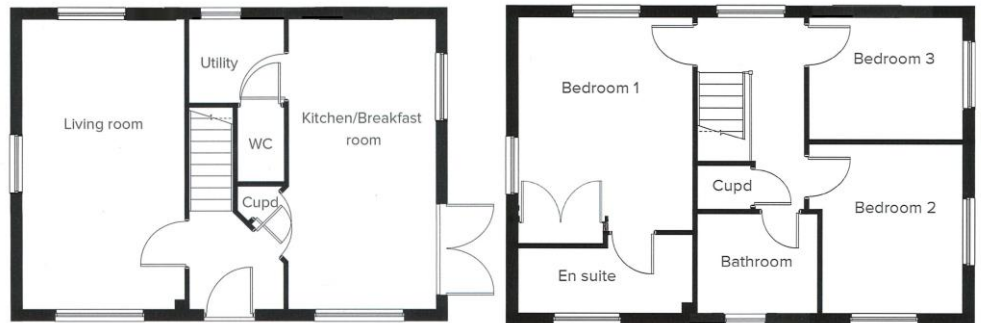
### Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

### EPC

The EPC rating for this property is B (84).



**Malvern Office**  
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