



15 Eversley Grove Malvern, WR14 2LY

Located in Eversley Grove, Malvern, this detached bungalow offers a perfect blend of comfort and modern living. The bungalow features spacious open plan living that welcomes you with warmth and light. The property was thoughtfully refurbished in 2017, ensuring that it meets contemporary standards. One of the standout features is the underfloor heating, which provides a cosy and efficient warmth throughout the home, making it particularly appealing during the colder months.

The west-facing rear garden is a true gem, offering a generous outdoor space where you can enjoy the stunning views of the Malvern Hills and afternoon sun. It presents an excellent opportunity for gardening enthusiasts or simply a tranquil spot to unwind after a long day.

£245,000

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Entrance

Part glazed door opens into the Utility Entrance. With tiled flooring, space and plumbing for washing machine and space for a further appliance. Door to the Open Plan Kitchen Living Room and door to Cloakroom.

Cloakroom

Fitted with a white suite comprising, low flush WC, pedestal wash hand basin with tiled splashback. Continuation of tiled flooring, access to roof space and Extractor.

Open Plan Kitchen Living Bedroom

Kitchen Area

13'9" x 10'9" (4.2m x 3.3m)

The Kitchen Area is fitted with eye and base level coloured units, with working surfaces, stainless steel sink unit with drainer and mixer tap. Zanussi electric oven with four point induction hob, coloured glass splashback and extractor canopy above. Integrated dishwasher and space for a tall appliance. Double glazed window to the rear aspect overlooking the garden and towards the Malvern Hills. Double glazed door opening out to the rear garden. Tiled flooring, door to Bedroom One.

Living Area

10'5" x 13'1" (3.2m x 4m)

The Living Area has wood effect flooring, wall mounted electric fire and door to the Conservatory. The full length of this room, including the second Bedroom area is 6.51m / 21'4".

Bedroom Two Area

10'5" x 8'6" (3.2m x 2.6m)

With the continuation of the wood effect flooring from the Living Area, opening through to the area for the second Bedroom which is fitted with a drop down double bed with cupboards to the side and double glazed window to the front aspect. This area is currently divided with a screen but could easily have a stud wall erected.

Conservatory

9'2" x 7'10" (2.8m x 2.4m)

The Conservatory is fitted with double glazed windows to the sides and rear aspects and benefitting from a solid roof. Tiled flooring and double glazed door opening out to the rear garden.

Bedroom One

11'1" x 10'2" (3.4m x 3.1m)

A light double bedroom with double glazed window to the front aspect door to Wet Room Style Bathroom.

Dressing Room

6'6" x 5'6" (2m x 1.7m)

The Dressing Room has a beautiful glass feature to the front aspect, hanging rails, cupboard housing Worcester boiler and continuation of tiled flooring from the Bathroom.

Wet Room Style Bathroom

The Wet Room Style Bathroom is fitted with a vanity unit with sink inset, with drawers below, tiled splashback and an illuminated mirror above. Low flush WC and panelled bath with mixer tap and shower attachment. The Wet Room area is fitted with a waterfall effect shower head and an additional attachment, extractor and spotlights to ceiling. With extensive tiling to the walls and fully tiled flooring. Cupboard housing the workings of the under floor heating, door to the second Bedroom Area and door to the Dressing Room.

Outside

The west facing rear garden has a substantial paved patio adjoining the property where you can enjoy stunning views of the Malvern Hills. The garden is predominantly laid to lawn with borders laid to stone for ease of maintenance. A timber shed for storage with an open seating area, perfect for enjoying the sunny afternoons. Gated access to both sides of the property along with ramped access to the driveway parking. Outside power and lighting. Timber fencing encompasses the garden.

To the front of the property is driveway parking for several vehicles and a small fore-garden laid to lawn with picket fencing.

Council Tax Band

We understand that this property is council tax band A.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



Floor Plan



15 Eversley Grove, Malvern

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	

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