Denny & Salmond

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Residential Sales & Letting Agents

12 Bamford Close

Malvern, WR13 6PF

Situated in a very popular residential area, this extended detached property offers four well-proportioned bedrooms and three reception rooms. The generous corner plot provide ample outdoor space and boast stunning views over open countryside.

The accommodation briefly comprises Reception Hall, Living Dining Room, Sun Room, Kitchen with a Utility Area, Reception Room and Cloakroom. Whilst to the first floor are Four Bedrooms, Ensuite shower room and a Shower Room. The property benefits from double glazing throughout, electric heating, double garage, enclosed gardens with views across open countryside and additional views towards the Malvern Hills. This property is ideal for families or those seeking extra space. EPC Awaited

Price Guide £500,000

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Reception Hall
Part glazed Entrance Door opens into the spacious Reception Hall, with stairs rising to the first floor landing and doors to the Kitchen, Living Dining Room and Cloakroom. Electric heater, wooden flooring and heating vent. Double glazed window to the side aspect and a feature circular stain glass window to the front aspect.

Kitchen
8'11" x 8'8" (max 17'3" x 8'8") (2.72 x 2.65 (max 5.26 x 2.65))
Fitted with a range base and eye level units to include glass fronted cabinets, plate rack and inset wine rack, with working surfaces and tiled splash back. Double electric oven, four ring electric hob and stainless steel sink unit with drainer and mixer tap. Tiled flooring, heating vents and double glazed window to the rear aspect, providing views over the well maintained rear Gardens and beyond. Door to a cupboard currently housing the electric heating boiler and archway leading to the:

Utility Area
11'8" x 5'1" (3.57 x 1.57)
Fitted with base and eye level units with working surface and one and a half stainless steel sink unit with mixer tap. Space for a tall fridge freezer, space and plumbing for a washing machine and space for an additional undercounter appliance. Double glazed door which opens to the side of the property.

Living Dining Room
From the Kitchen, part glazed door opens to the light and bright 'L' shaped Living Dining Room.

Living Area
23'3" x 11'11" (7.09 x 3.64)
A spacious room with a double glazed window to the front aspect and decorative mantle with TV plinth. Wall mounted light fittings, heating vents, coving to ceiling and door to the Reception Hall.

Dining Area
18'1" x 8'11" (5.53 x 2.73)
The Dining Area provides plenty of space for a dining table with heating vents and a door to the generous under stairs storage cupboard with shelving and a light. Floor to ceiling double glazed windows to the rear aspect, providing stunning views across fields, along with a double glazed patio door opening to the Rear Garden. Door to:

Sun Room
11'0" x 8'11" (3.36 x 2.72)
A bright room with dual aspect double glazed windows to the side and rear aspects and double glazed French doors to the Rear Garden. Electric Night Storage heater and sliding doors to the Reception Room.

Reception Room
16'6" x 11'0" (5.05 x 3.36)
This spacious versatile room with an electric night storage heater and dual aspect double glazed windows to the front and side aspect, providing views of the well maintained Front Garden.

Cloakroom
Fitted with a low flush WC and vanity unit with inset wash hand basin, mixer tap, tiled splashback, and cupboards below. Electric wall mounted heater, wooden flooring and double glazed obscured window to the side aspect.

First Floor Landing
Stairs rise to the First Floor Landing with doors off to all bedrooms and door to Airing cupboard currently housing slatted shelving and water tank. Access to the fully boarded loft with light via hatch and drop down ladder.

Bedroom One
11'10" x 11'5" (3.63 x 3.49)
A generous double bedroom with a large double glazed window to the front aspect, providing stunning views towards the Malvern Hills. Door to a built in wardrobe currently housing shelving and hanging rail. Heating vent and door to the Ensuite Shower Room.

Ensuite Shower Room
Fitted with a white suite comprising single shower cubicle with electric shower and glazed screen. Low flush WC and vanity unit with wash hand basin, mixer tap and cupboards below. Aqua boarding to walls, 'Ladder' style radiator, shaver socket and double glazed window to the side aspect.

Bedroom Two
12'2" x 9'7" (3.73 x 2.93)
With coving to ceiling, heating vent and door to the fitted wardrobe currently housing shelving and hanging rails. Double glazed window to the front aspect providing views towards the Malvern hills.

Bedroom Three
8'3" x 8'11" (2.54 x 2.73)
Door to fitted wardrobe currently housing shelving and hanging rail, and double glazed window to the rear aspect providing views over the Rear Garden and across open countryside. Heating vent.

Bedroom Four
7'11" x 7'7" (2.42 x 2.32)
Heating vent and double glazed window to the rear aspect providing views over the Rear Garden and across open countryside.

Shower Room
Fitted with a white suite comprising double shower cubicle with electric shower, glazed screen and bench. Low flush WC and vanity unit with wash hand basin, mixer tap and cupboards below. Aqua boarding to walls, electric 'Ladder' Style radiator, shaver socket and double glazed obscured window to the rear aspect.

Outside
To the front of the property, is brick herringbone driveway, providing parking for numerous vehicles leading to the double garage. The fore garden is laid to stone for ease of maintenance with mature shrubs and trees with gated side access to the rear garden. A paved path leads to then Entrance Door with outside lighting.

One of the stand out features of this family home is the larger then average corner plot location with side and rear gardens having numerous areas of interest. A wooden pergola adjoins the side of the property providing a sheltered seating area. Decorative paving provides further seating areas. The garden benefits from mature shrub filled borders, with a paved pathway meandering around. The rear garden is encompassed by well maintained hedging with open countryside bordering the rear. Access to the Garage by the curtesy door, gated side access, outside water and outside lighting.

Double Garage
16'2" x 14'9" (4.93 x 4.51)
Double Garage with electric double up and over door to the driveway parking, power, lighting and courtesy door to the rear garden.

Council Tax Band
We understand that this property is council tax band E.
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.

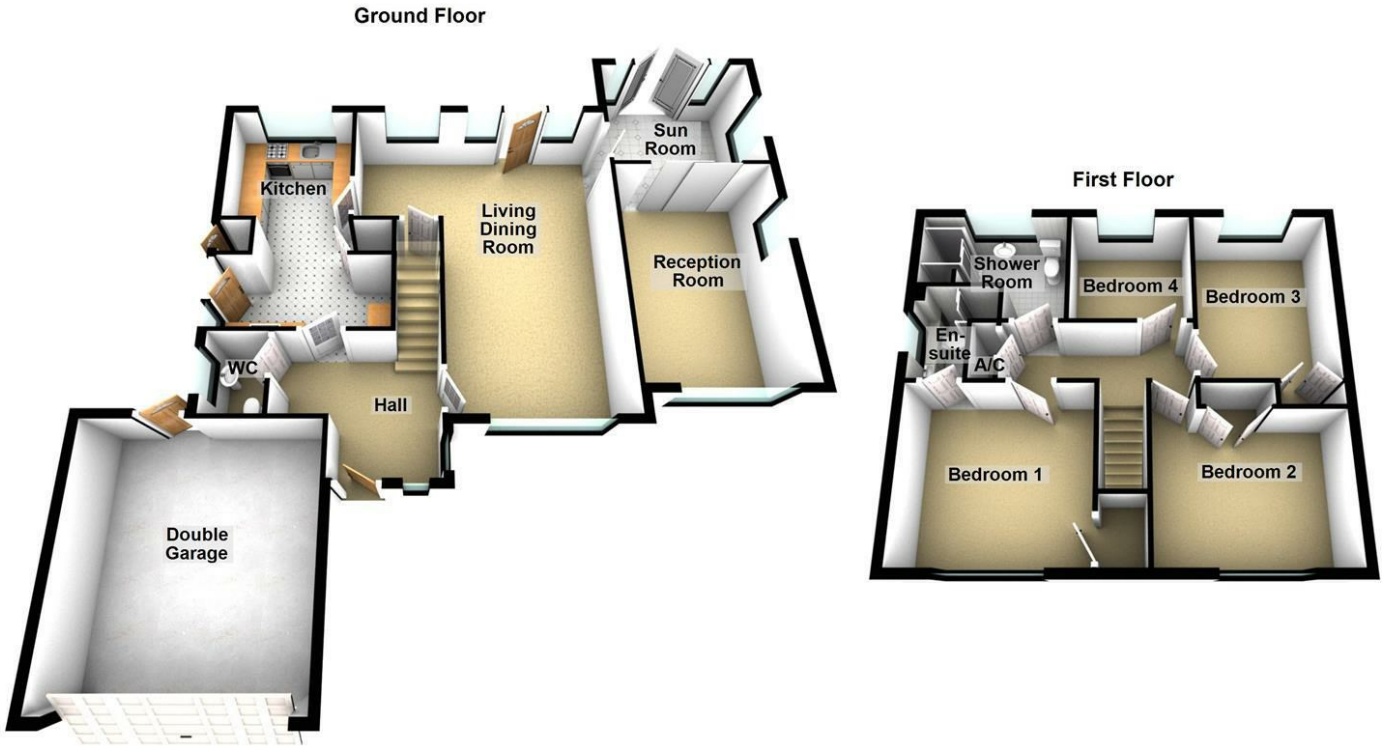
Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has 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

Virtual Tour
A virtual tour is available on this property copy this URL into your browser bar on the internet https://www.youtube.com/watch?v=XE0I3SX-BKw

Floor Plan



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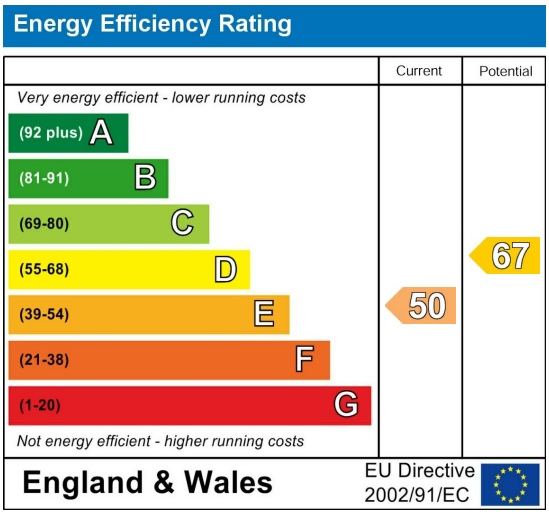

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