



## 24 North Malvern Road Malvern, WR14 4LT

Located in a popular residential area and within walking distance to the local amenities of Great Malvern to include restaurants, pubs, train station and theater. This characterful five-bedroom semi-detached house boasts captivating views towards Worcester and the Lickey Hills as well as spacious and versatile accommodation arranged across four floors.

The accommodation briefly comprises a Reception Hall, Dining Room, light and airy Living Room on the Ground Floor. To the First Floor are two generous Double Bedrooms and a Bath Room. On the Second Floor are Three Bedrooms, Shower Room and an Office, whilst to the Lower Ground Floor is a spacious Open Plan Breakfast Kitchen with patio doors to the raised decked seating area and rear Garden.

This property further benefits from gas fired central heating along with a wood burning stove and breath-taking views. An internal viewing is strongly advised to appreciate this versatile property. Floorplan awaited.

**£625,000**

# 24 North Malvern Road

## Malvern, WR14 4LT



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### Reception Hall

The entrance door opens into the Reception Hall with stairs rising to the First Floor Landing and doors to the Living Room and Dining Room. The Reception Hall extends to a relaxing reading nook, with large bookshelf and French doors with Juliet balcony to the rear aspect. Wooden flooring, radiator and staircase descending to the Lower Ground Floor.

### Dining Room

13'0" x 12'10" (3.97 x 3.92)

A spacious room with decorative coving to ceiling, deep skirtings, two radiators and a large double glazed multi paned window to the front aspect, providing views towards the Malverns. A particular feature of this room is the fireplace with brick surround, tiled hearth and wooden mantle with book casing to chimney breast recesses.

A squared opening leads to the Living Room.

### Living Room

15'2" x 12'10" (4.63 x 3.92)

Decorative inset electric fire with tiled hearth and wooden mantle, two radiators, decorative coving and tall skirting boards. Juliette Balcony with double glazed door opening to the rear aspect providing a pleasant view to the Severn Valley.

### Lower Ground Floor

Stairs descend to the Lower Ground Floor to the Open Plan Breakfast Kitchen.

### Breakfast Kitchen Room

28'2" x 13'4" (8.61 x 4.07)

The open plan contemporary Breakfast Kitchen offers ample space for entertaining and provides a pleasant atmosphere with the wood burning fire.

The Kitchen is comprehensively fitted with a range of base and eye level ceiling height cabinets with granite working surfaces and upstand, with a central island unit with cabinets and shelving. Ceramic sink unit with 'Swan' neck mixer tap and inset drainer. Integrated dishwasher, integrated fridge and slot in Range Master with glass splash back and extractor above. A real feature of this room is the wood burner with brick built fire place and tiled hearth. Wooden flooring, spotlights and a double glazed window to the rear aspect, along with double glazed doors opening to the rear garden and decked area. Door leading to the side storage and side access.

The Dining Area, has plenty of room for a dining table with the continuation of wooden flooring, radiator and door to the Cellar/Utility.

### Cellar/Utility

13'4" x 5'10" (4.07 x 1.80)

With limited head height this useful space with plumbing and electric for a washing machine and space for an additional tall appliance. Electric and Gas Meter and consumer unit.

### First Floor Landing

From the Entrance Hall, stairs rise to the First Floor Landing with doors off to Bedroom One, Bedroom Two and the Bath and Shower Room. A large multi paned double glazed window with window seat provides views to the Malvern Hill. Wall mounted consumer unit and stairs rise to the Second Floor Landing.

### Bedroom One

16'0" x 11'7" (max 12'10") (4.90 x 3.55 (max 3.92))

A generous double bedroom with floor to ceiling fitted wardrobes housing shelving and hanging rails. Decorative coving to ceiling, radiator, tall skirting boards and multi paned double glazed window to the rear aspect, with far reaching views to the Severn Valley.

### Bedroom Two

12'8" x 11'7" (3.88 x 3.54)

Another spacious room with a fitted wardrobe currently housing shelving and hanging rail. Multi paned, double glazed window to the front aspect looking to the Malvern Hills.

### Bathroom

The Bathroom is fitted with a Modern suite comprising vanity sink unit with cupboards below, mixer tap, tiled splashback and wall mounted illuminated mirror above. Low flush WC, panel bath with mixer tap and corner shower cubicle with mains Waterfall shower and glazed sliding door. 'Ladder Style' radiator, extractor fan, tiled floor and large double glazed window to the rear aspect.

### Second Floor Landing

Stairs rise to the Second Floor Landing with doors off to Bedroom Three, Bedroom Four, Bedroom Five, Office and Shower Room. Access to the loft space via hatch, wall mounted consumer unit.

### Bedroom Three

12'7" x 9'6" (3.84 x 2.90)

Double bedroom with raised skirting boards, radiator and large double glazed window to the rear aspect providing stunning views towards Worcester.

### Shower Room

Fitted with a white suite comprising low flush WC and pedestal wash hand basin with tiled splashback. Single shower cubicle with electric shower, tiled splashback and glazed screen. Door to airing cupboard currently housing the Worcester Bosch combination boiler. Wall mounted illuminated mirror, 'Ladder' style radiator. tiled flooring and double glazed window to the side aspect.

### Bedroom Four

10'8" x 8'3" (max9'6") (3.26 x 2.52 (max2.90))

Large double glazed window to the rear aspect, providing stunning views towards Worcester, radiator.

### Bedroom Five

8'3" (max9'5") x 9'4" (2.52 (max2.88) x 2.87)

This versatile and multi-prepose space is ideal for a secondary office, guest bedroom or space for personal interests. Radiator and double glazed window to the front aspect looking to the Malvern Hill.

### Office

12'11" x 9'5" (3.96 x 2.88)

The Office is fitted with wall mounted cabinets, shelving and a desk, positioned towards the double glazed window providing views to the Malvern Hills. Numerous electric points and radiator.

### Outside

To the front of the property is a neat gravelled frontage with clipped box hedging and low Malvern Stone wall. A pathway leads to the Entrance Door.

To the side of the property is an off road parking bay suitable for a small car. Steps lead down to gated side access to the Rear Garden beyond.

Adjoining the rear of the property is a decked seating area with roof top views towards Worcester and the Lickey Hills on a clear day. There is an outside tap and lighting and an archway leads to a useful covered storage area. The garden has been terraced for ease of maintenance and from the decked area brick steps lead down to a lawn which is enclosed by timber fencing, bamboo and mature shrubs.

Three further steps descend to a shrubbed level with fruit tree and mature clematis covered arch leading to the fourth and final level which is gravelled and enjoys a high degree of seclusion with a mature Acer and timber garden shed.

### Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via [www.voa.gov.uk](http://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

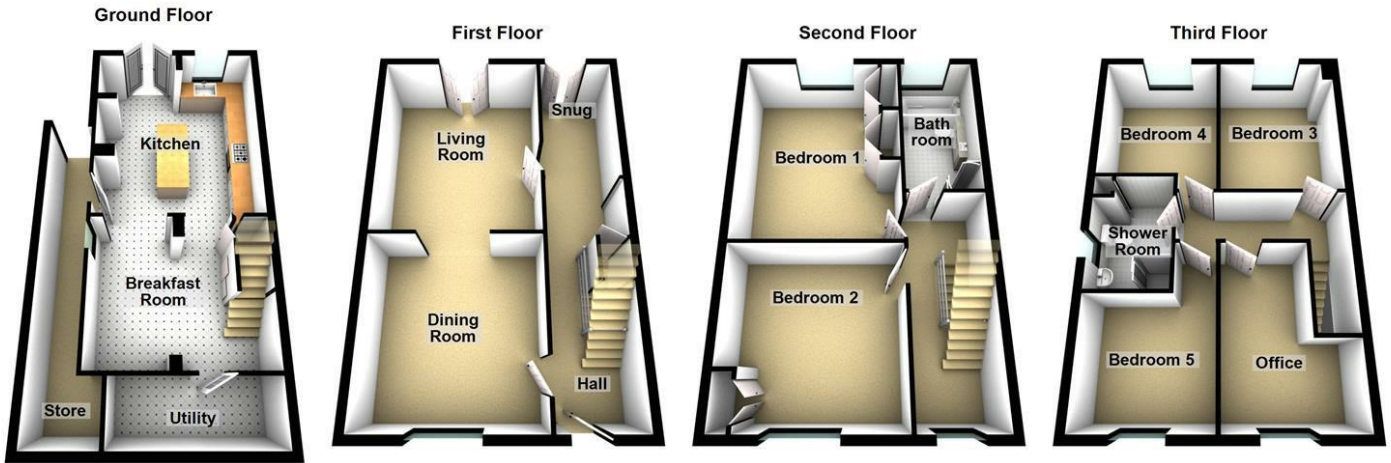
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

### 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



24 North Malvern Rd, Malvern

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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