



20 Churchill Drive Malvern, WR14 1DJ

Located in a popular residential area, close to local amenities and Malvern Link train station. This extended semi detached family home offers versatile accommodation comprising Entrance Hall, Living Room, Breakfast Kitchen, Dining Room, and Cloakroom whilst to the First Floor there are Four Bedrooms and Bathroom. One of the standout features of this property is the larger than average rear Garden. The property further benefits from driveway parking accommodating numerous vehicles, gas central heating and double glazing throughout.

£360,000

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Entrance Hall

Part glazed entrance door opens to the Entrance Hall with stairs rising to the First Floor Landing, door to the Kitchen Breakfast Room and Door to the Living Room. Door to a useful understairs storage cupboard with lighting and housing the electric consumer unit.

Living Room

10'4" x 11'4" (3.17 x 3.47)

A bright room with a large double glazed window to the front aspect providing stunning views of the Malvern Hills. "Coal" effect gas fire with tiled hearth and radiator.

Kitchen Breakfast Room

14'6" x 17'2" (4.44 x 5.25)

A key feature of this property is the extended Breakfast Kitchen with ample space for entertaining and relaxing. The heart of the home.

The Kitchen is fitted with a range of base level gloss fronted units with working surfaces and tiled upstand. One and a half composite sink unit with drainer and 'Swan' neck mixer tap. Four ring gas hob with gas oven and extractor above. Space and plumbing for a washing machine and for an additional undercounter appliance. Space for a further tall appliance. Solid wood flooring throughout, spotlighting, two radiators and dual aspect double glazed windows to the rear and side aspects. Door to a useful understairs storage cupboard, door to the Cloakroom and further glazed door to the side of the property. Double glazed patio doors open to the larger than average rear Garden. Door to:

Dining Room

9'4" x 19'1" (2.86 x 5.82)

The extended Dining Room offers ample space for a dining table and other furnishings. Radiator and double glazed patio doors open to the well maintained rear Garden.

Cloakroom

Fitted with a white suite comprising low flush WC, floating wash hand basin with tiled splashback, extractor fan and tiled flooring.

First Floor Landing

Stairs rise to the First Floor Landing with door off to Bedroom One, Bedroom Two and the Bathroom. Coving to ceiling, and door to the airing cupboard housing the Worcester Bosch Boiler and water tank.

Bedroom One

11'5" x 12'2" (3.49 x 3.72)

A light and bright room with coving to ceiling, radiator and large double glazed window to the front aspect providing breathtaking views of the Malvern Hills. Door to:

Ensuite

Fitted with a white suite comprising low flush WC, pedestal wash hand basin and double shower cubicle with mains shower and glazed screen. Tiled walls, spotlighting, extractor fan, 'Ladder' style radiator and double glazed obscured window to the front aspect.

Bedroom Two

8'9" x 9'10" (2.68 x 3.01)

This Bedroom benefits from floor to ceiling fitted wardrobes housing hanging rails and shelving. Double glazed window to the rear aspect over looking the beautifully maintained rear Garden. Coving to ceiling and radiator.

Secondary Landing

With doors off to Bedroom Three and Bedroom Four / Office, with coving to ceiling and sun tube.

Bedroom Three

10'4" x 7'4" (3.17 x 2.25)

Double glazed window to the front aspect providing views of the Malvern Hills. Radiator.

Bedroom Four

5'8" (max 9'6") x 8'4" (1.73 (max 2.90) x 2.56)

Currently used as an office with radiator and large double glazed window to the rear aspect.

Store Room

Accessed from the side and front of the property, with wooden doors, power and lighting.

Outside

The fore-garden is predominantly laid to lawn with numerous mature planting and shrubs with timber fencing. Driveway tandem parking for several vehicles, access to the Store Room and paved path leading to the entrance door.

To the rear of the property is a larger than average garden laid to lawn with numerous mature shrubs and hedges. Two timber sheds, raised beds and a resin seating area adjoining to the property. A pathway leads to the side door and access to the store room. The garden is encompassed by timber fencing and mature hedges.

Council Tax Band

We understand that this property is council tax band C.

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



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