



30 Clerkenwell Crescent, Malvern, WR14 2TX

£360,000

A fantastic opportunity to buy this extended semi detached house which is beautifully presented and offers spacious and versatile accommodation. In brief, the property comprises: porch, hallway, living room, dining kitchen, utility room, guest WC, large main bedroom with an en suite shower room, two further bedrooms and the family bathroom. There is zoned underfloor heating to the hallway, kitchen, utility room and guest WC. There is a fabulous covered patio area to the rear which looks over the rear garden that is mainly laid to lawn. To the top of the garden is a good sized studio/workshop split into two rooms. There is ample off road parking and this home offers lovely views up to the Hills from the rear.



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ENTRANCE

Approached through a wooden pedestrian gate over block paved walkway, double glazed front door opening into:

PORCH

With double glazed windows, tiled floor, lighting and further double glazed door opening into:

HALLWAY

Ceramic tiled floor, built-in cupboards housing the fuse board, meters and floor to ceiling shelving, underfloor heating, pull-out under stairs storage racks, stairs to first floor.

LIVING ROOM 12'9" x 12'9" (3.9m x 3.9m)

With triple double glazed doors opening onto the patio, inset wood burner with granite hearth and wooden mantle shelf, built-in cupboards, power points, television point.

OPEN PLAN DINING KITCHEN 16'7" max x 19'8" max (5.07m max x 6.00m max)

With comprehensive range of matching fitted wall and base units, double Rangemaster with hood over, oak work tops, inset stainless steel sink unit, integrated dishwasher, integrated fridge and freezer, peninsular breakfast bar with wine/beer coolers, cupboards under, two fridge freezer double glazed windows, radiator, Worcester boiler, downlights and underfloor heating. To the dining area is a further radiator, built-in cupboards and double double glazed doors to the garden, rear double glazed door and door to:

UTILITY ROOM 5'1" x 5'10" (1.57m x 1.8m)

Rear facing double glazed window, plumbing and space for washing machine and tumble dryer, underfloor heating, cupboard, power points, door to:

GUEST WC

Fully tiled with patterned double glazed window, WC, wall mounted hand basin, radiator and underfloor heating.

FIRST FLOOR LANDING

Double glazed window, access to roof space.

BEDROOM ONE 18'4" (to wardrobes) x 12'1" (5.6m (to wardrobes) x 3.7m)

A gracious room with double glazed windows offering views to the Hills, beautifully built-in wardrobes, two radiators, feature tiled wall, door to:

ENSUITE SHOWER ROOM 5'10" x 6'6" (1.8m x 2m)

Fully tiled with glazed shower cubicle, patterned double glazed window, wall mounted hand basin, close coupled WC, ladder style radiator, display shelving, built-in shelving and cupboard.

BEDROOM TWO 12'0" x 10'4" (3.67m x 3.16m)

A generous double room with rear facing double glazed window with lovely Hill views, radiator.



BEDROOM THREE 8'10" x 8'2" (2.7m x 2.5m)

Front facing double glazed window, radiator, shelf and open storage.

FAMILY BATHROOM 8'2" x 7'6" (2.51m x 2.30m)

Beautifully appointed with a white suite, comprising: panelled bath with shower over and glazed screen, vanity unit with cupboards under the hand basin, close coupled WC, obscure double glazed window and ladder style radiator.

EXTERNALLY

From the back door an area of block paving creates great storage with a high level gate to the front. This wraps around the rear of the house creating a generous patio area, two thirds of which is covered, outside tap. Steps leads up to the garden which is essentially laid to lawn, fully enclosed and with raised side borders, slate filled ideal for planters. The pathway continues up to a further patio and steps to the larger wooden workshop and studio.

WORKSHOP/STUDIO 17'0" x 7'10" and 17'4" x 7'10" (5.2m x 2.4m and 5.3m x 2.4m)

The unit is afforded power which is separately fused from the main house for additional safety. There are front facing windows in both rooms. The workshop area has multiple power points, built-in cupboards and shelving, whilst the studio/bar area has insulated walls. There are external power points and lighting.

DIRECTIONS

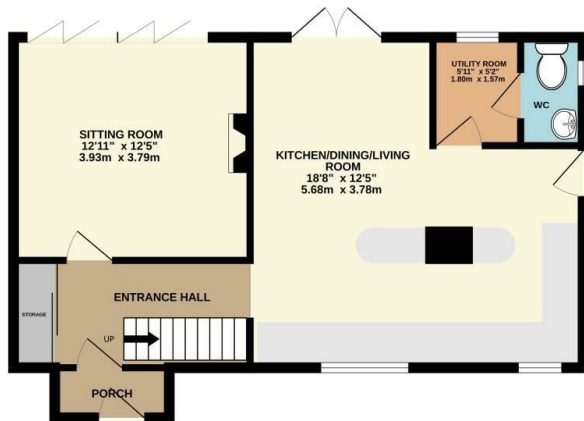
From the Allan Morris office on Worcester Road turn left onto Church Street, proceed down the hill through the traffic lights and take the second left into Victoria Road and first right into Sling Lane. Turn left into Clerkenwell Crescent and follow the road along where number 30 can be found on the left hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411.

PLANNING PERMISSION

We are advised that previously Planning Permission has been passed to convert the loft. Approval was granted for two double bedrooms in the original part and with a separate bathroom over the extension. The bedrooms would share a full width dormer window.



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: We understand the property to be FREEHOLD but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

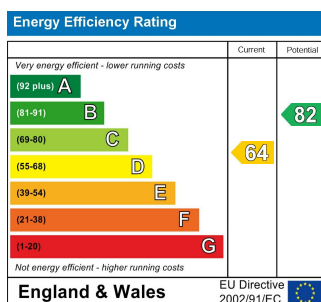
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D64 Potential: B82

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

EPC

Material Information Report



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