



## 16 Ash Close, Malvern, WR14 2WF

£475,000

A detached four/five bedroom family home with double garage and gardens situated at the head of a cul de sac. The accommodation which is of the largest design on the development and extends to over 1600 sq ft comprises; Porch, entrance hall, dual aspect sitting room with fireplace, dining room, study/bedroom five, refitted breakfast kitchen, utility, cloakroom, first floor landing, main bedroom with built in wardrobes and refitted en-suite, three further double bedrooms, refitted main bathroom. The property further benefits from; gas central heating, double glazing, attached double garage and driveway and good size enclosed rear garden. Viewing a must to appreciate the size and versatility of home on offer.





# 16, Ash Close, Malvern, WR14 2WF

## ENTRANCE PORCH

Accessed via uPVC front door with obscure glass double glazed panels to either side, large walk in coats cupboard with radiator, door to study/occasional bedroom five, wood laminate flooring, arch to:

## ENTRANCE HALL

Wall light point, radiator, stairs to first floor, continued wood laminate flooring, door to:

## SITTING ROOM 20'3" x 14'7" (6.19m x 4.46m)

Dual aspect with front facing double glazed window and rear facing double glazed patio doors giving access to rear garden seating area, two wall light points, feature fireplace with wooden surround, marble back and hearth and inset living flame gas fire, two radiators, double glass panel doors to:

## DINING ROOM 11'5" x 10'7" (3.50m x 3.23m)

Rear aspect double glazed window, radiator, also accessed via door from hall.

## STUDY/OCCASIONAL BEDROOM FIVE 10'5" x 9'9" (3.18m x 2.98m)

Side aspect double glazed window, radiator. This room has been used as a library and occasional bedroom by the current owner.

## BREAKFAST KITCHEN 14'3" x 11'6" (4.35m x 3.51m)

Rear aspect double glazed window, recessed ceiling down lighters, re-fitted kitchen comprising of a matching range of floor and wall mounted white high gloss units under a dark oak effect work surface with large central island and breakfast bar, one and a half bowl sink unit, integral induction hob with stainless steel extractor over, integral oven, integral microwave, integral dishwasher, space for tall American style fridge freezer, tiled floor, door to:

## UTILITY 6'9" x 5'8" (2.08m x 1.75m)

Fitted cupboard with worktop over, space and plumbing for washing machine, space for further appliances, part tiled walls, wall mounted gas boiler, radiator, continued tiled floor from kitchen, double glazed door to side.

## CLOAKROOM

Extractor, white suite comprising: wash hand basin and WC, radiator, tiled floor.

## LANDING

Large front aspect double glazed arched window, access to part-boarded loft space with pull down ladder and fitted light, doors to:

## BEDROOM ONE 14'2" x 11'5" (4.34m x 3.48m)

Dual aspect with rear aspect double glazed window and side aspect double glazed door with Juliet balcony, radiator, large built in wardrobe with hanging rail and shelving, door to:

## EN-SUITE 7'0" x 5'7" (2.15m x 1.72m)

Double glazed Velux roof light, re-fitted white suite comprising: walk in shower with fixed waterfall shower and additional body shower, wash hand basin with storage below, push flush WC, heated chrome towel rail, part tiled walls, tiled floor.



**BEDROOM TWO 12'6" x 9'4" (3.83m x 2.87m)**

Rear aspect double glazed window, radiator, large built in wardrobe with hanging rail and shelving.

**BEDROOM THREE 11'5" x 10'9" (3.50m x 3.28m)**

Front aspect double glazed window, radiator.

**BEDROOM FOUR 11'6" x 8'8" (3.51m x 2.65m)**

Rear aspect double glazed window, radiator, built in wardrobe with hanging rail and shelving.

**BATHROOM 7'1" x 5'6" (2.18m x 1.70m)**

Double glazed Velux roof light, white suite comprising: panel bath with fixed waterfall shower and additional body shower over and screen to side, pedestal wash basin, push flush WC, heated chrome towel rail, part tiled walls, tiled floor.

**FRONT GARDEN**

The property is accessed from the top of Ash Close with a wide tarmac driveway providing parking for two cars and leading to the double garage. The front garden is mostly laid to stone chip with a paved path leading from the driveway to the front door. Side pedestrian access.

**REAR GARDEN**

Mostly laid to lawn with an initial seating area with access from the sitting room and paved path which runs along behind the property and continues down the side to the rear of the garage and back to the front driveway. A second sunken seating area to the rear has steps down into a paved space with flower and shrub beds to the side, outside cold tap.

**DOUBLE GARAGE 16'11" x 16'11" (5.17m x 5.18m)**

Twin front aspect, up and over style doors, one with electric opening, light point, eaves storage, double glazed window and pedestrian door to the rear.

**DIRECTIONS**

From Great Malvern proceed down onto Church Street and straight over at the traffic lights. Take the fifth turning on the left into Madresfield Road. At the small traffic island turn left into Pickersleigh Road. Turn right at the traffic lights into North End Lane and then left at the roundabout into Mansfield Road. Turn right at the T junction onto Spindle Road and then right at the T junction into Ash Close. Follow Ash Close to the right and the property can be found on the left at the head of the cul-de-sac. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.

**what3words**

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**ASKING PRICE**

£475,000







Approximate total area<sup>(1)</sup>  
171.7 m<sup>2</sup>

Reduced headroom  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

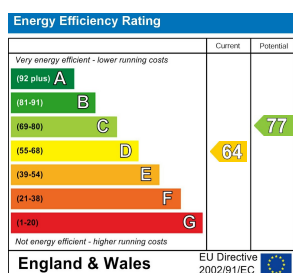
Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## EPC

## Material Information Report



**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: F

**ENERGY PERFORMANCE RATINGS:** Current: D64 Potential: C77

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

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