



1 End Hill Way, Malvern, WR14 1FW

Price Guide £395,000

A beautifully presented, spacious, four bedroomed family home on the edge of this popular residential development. In brief, the accommodation comprises: Hallway, guest WC, living room, sun room, dining kitchen, utility area, master bedroom with ensuite, three further bedrooms with two being on the second floor and the family bathroom. Complementing the generous accommodation internally is a level and lawned rear garden which is enclosed with gated access to the driveway and pedestrian access to the garage. The house overlooks greenery, being on the outskirts of The Vale whilst still being within easy access to all local facilities. We highly recommend organising a viewing to appreciate what is on offer.



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ENTRANCE

Approached over flag stoned walkway to the front door opening into:

HALLWAY

Radiator, power points, stairs to first floor and doors to:

GUEST WC/CLOAKROOM

Close coupled WC, pedestal hand basin, radiator, fuse board, shelving unit with coat hooks.

LIVING ROOM

Front facing double glazed window overlooking green space, radiator, television, telephone and radio sockets, double glazed double doors to:

SUN ROOM

Fully double glazed with solid roof and double opening doors to the patio, light and power points.

DINING KITCHEN

Front facing double glazed window, radiator, ample space for table and chairs. To the kitchen end, rear facing double glazed window, matching range of wall and base units, inset bowl and a half sink unit, integral NEFF dishwasher, NEFF gas hob with NEFF cooker hood over, integral fridge and freezer, doorway to:

UTILITY AREA

Inset stainless steel sink unit, cupboard housing the central heating boiler, base and wall units, under counter space for washing machine and dryer, shelving, double glazed rear door.

FIRST FLOOR LANDING

Rear facing double glazed window, radiator, door to pressurised water system, stairs to second floor.

BATHROOM

Obscure double glazed window, close coupled WC, panelled bath with shower over, ladder style radiator, extractor unit.

MASTER BEDROOM SUITE

Door from the landing to inner hall with door to the ensuite and leading to the bedroom, front facing double glazed window overlooking green space, radiator, built-in triple wardrobes.

ENSUITE SHOWER ROOM

Glazed shower cubicle, pedestal hand basin, close coupled WC, obscure double glazed window, towel rail, mirror fronted medicine chest.



BEDROOM TWO

Front facing double glazed door and side panel with Juliet balcony overlooking green space, radiator.

SECOND FLOOR LANDING

Stairs to second floor, front facing double glazed window on the stairs turning, landing with double glazed velux window, access to roof space, doors to:

BEDROOM FOUR

Front facing double glazed window with views of the green space, radiator.

BEDROOM THREE

A generous double room with front facing double glazed window with the pleasing outlook, radiator.

OUTSIDE

The rear garden has a good sized patio, is essentially laid to lawn with some shrubs and small trees, outside tap and power point, useful storage, pedestrian door to the garage and high level gate onto the drive.

The frontage has a low level hedge and paved access to the front door. The driveway provides off road parking and leads to the:

GARAGE

With up and over door, power and lighting.

GREENBELT CHARGES

Greenbelt look after the green spaces and management of the same on the development.

There is a charge of £62.73 per month, over a 10 month period; January to October.

DIRECTIONS

From the office proceed along Worcester Road in the direction of Malvern Link. At the traffic lights turn left onto Newtown Road. Go straight along, the road becomes Leigh Sinton Road by the Ascension Church. Turn left after the pedestrian crossing into Hill View Road. Proceed forwards, going past Swinyard Road on the left and Broad Down Close on the left and 1 Hill End Way is almost immediately thereafter on the left hand side, as indicated by the agent's For Sale board.

what3words

///plump.valley.division





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. Carpets and window coverings are included, but other items 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: E

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

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

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