



30 Sunrise, Malvern, WR14 2NJ

£450,000

This well proportioned, detached family home situated in the heart of Malvern in a quiet and secluded cul-de-sac location. The home comprises; entrance hall, living room, dining room, garage conversion creating an extra large reception/games room, kitchen/utility room, first floor landing, four bedrooms, master bedroom with ensuite and a family bathroom. The home further benefits from gas central heating, double glazing, generous driveway allowing for parking for four cars with the added benefit of an EV charging point and a well presented, private rear garden. Viewing early is highly recommended to appreciate the position and accommodation this home has to offer.



30, Sunrise, Malvern, WR14 2NJ

APPROACH

Situated at the end of a quiet cul-de-sac, the property benefits from a generous sized driveway, front lawn and pathway leading to the front door. There is an EV charging point and outside lighting.

ENTRANCE HALL

Cupboard with coat hooks, cloakroom, wood effect laminate flooring. Two ceiling light points, single paneled radiator. Doors to Living room, Dining room & Kitchen.

CLOAKROOM

Ceiling light point, low-level w/c, hand wash basin, hand towel rail, toiletries shelf, wood effect laminate floor.

LIVING ROOM 20'6" x 11'6" (6.27m x 3.53m)

Double glazed window to the front aspect, double glazed sliding door to the rear aspect, two ceiling light points, gas fire with marble fireplace, television and phone points, wood effect laminate floor.

DINING ROOM 12'6" x 8'5" (3.82m x 2.57m)

Double glazed window to the front aspect, ceiling light point, wood effect laminate floor. Door to:

GARAGE CONVERSION/SITTING ROOM 15'1" x 16'5" (4.60m x 5.01m)

Double glazed windows to the front and rear aspect, double glazed glass panel door to the rear aspect, loft access hatch, radiator, wood effect laminate floor.

KITCHEN/UTILITY 12'10" x 8'5" (3.92m x 2.58m)

Double glazed window to the rear aspect, double glazed glass paneled door to the rear aspect, ceiling spotlights, fitted kitchen comprising of wall and floor mounted units, integrated fridge/freezer, rangemaster cooker with extractor fan, breakfast bar, space for washer and dryer, wall mounted gas fired boiler, partly tiled wall and floor.

FIRST FLOOR LANDING

Ceiling light point, Loft access, single panelled radiator, carpet floor. Doors to bedrooms and the family bathroom.

BEDROOM ONE 8'9" x 12'2" (2.68m x 3.72m)

Double glazed window to the front aspect, ceiling light point, single panelled radiator, mirrored wardrobe. Door to:

EN SUITE

Ceiling light point, extractor fan, low-level w/c, hand wash basin with vanity cupboard beneath, power shower unit, heated towel rail, wall mounted mirror, laminate flooring.



BEDROOM TWO 9'11" x 11'6" (3.04m x 3.52m)

Double glazed window to the front aspect, ceiling light point, alcove space perfect for a fitted wardrobe, single panelled radiator.

BEDROOM THREE 10'7" x 8'8" (3.23m x 2.65m)

Double glazed window to the rear aspect, ceiling light point, single panelled radiator.

BEDROOM FOUR 8'5" x 8'7" (2.57m x 2.64m)

Double glazed window to the rear aspect, ceiling light point, airing cupboard housing hot water tank, single panelled radiator.

BATHROOM 5'6" x 6'11" (1.68m x 2.12m)

Double glazed frosted window to the rear aspect, ceiling spotlights, extractor fan, bath and overhead shower unit, low level w/c, hand wash basin, chrome heated towel rail, wall mounted mirrored vanity cupboard, tiled wall and flooring.

GARDEN

The south facing private enclosed garden wraps around the rear and sides of the property and comprises of tiled patio area, decking and cobbled areas as well as a very well maintained lawn. There are two lifetime sheds, a water tap, outdoor lighting, outdoor power points, a trampoline, children's playing swing and hot tub (available via separate negotiation).

DIRECTIONS

From Great Malvern town centre travel down Church Road and then turn left onto Madresfield Road. Head all the way down Madresfield until you reach the round about and turn left onto Pickersleigh Road. Head along Pickersleigh Road past the fuel station and then turn left onto Harbringer Avenue. Follow Harbringer Avenue then take a left onto Sunrise. Follow along sunrise past a right turning, then follow around to the left. The property is located on the right hand side at the end of the cul-de-sac.

what3words

///tree.heat.polite





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. A number of items are available via separate negotiation. Please ask the agent for clarification.

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: D

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	

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn