



44 Frederick Road, Malvern, WR14 1RS

£425,000

A DETACHED DORMER BUNGALOW WITH A LARGE, INTERESTING GARDEN, FOUR BEDROOMS & CONTEMPORARY FEATURES. The property has been refurbished and updated with a new kitchen and bathroom, a contemporary staircase and doors, wooden floors and double glazing.

Briefly comprising:- reception hall, cloakroom, two ground floor double bedrooms, kitchen with built in appliances, large lounge with French doors to garden and open fire, bathroom, first floor with two bedrooms and eaves storage. With covered area running along the side, used as a utility, up and over door to front and opening to garage with door to garden.

The garden is a particular feature with patio, sheltered pergola area, artificial lawn, shrub beds, rose arch to gravelled garden suitable for potted plants, veg bed, greenhouse and shed. Offered for sale with no onward chain.



44, Frederick Road, Malvern, Worcestershire, WR14 1RS

Open porchway with door to:

RECEPTION HALL

With wood floor, contemporary staircase to first floor, two radiators, contemporary doors to:

CLOAKROOM

Front aspect double glazed window with built-in blind, concealed cistern WC, wash basin with cupboard under, heated towel rail, tiled walls and floor.

BEDROOM TWO

Front aspect double glazed window, double radiator, television and telephone points.

BEDROOM ONE

Front aspect double glazed window, double radiator, wall lights with bedside switches, double wardrobes with drawers under, matching bedside tables.

KITCHEN

Side aspect double glazed window, side aspect opaque double glazed door to covered area. Re-fitted high gloss kitchen units with Corian worksurfaces, one and a half bowl single drainer sink unit moulded into work surface, integrated Miele dishwasher, built-in wine cooler, breakfast bar, integrated NEFF double oven and grill with hide'n'slide door, NEFF induction hob with filter hood, bin cupboard, built-in fridge freezer, tiled floor.

LIVING ROOM

Glazed French doors into room, rear aspect double glazed French doors to garden, continuing wood floor, fireplace with open grate and timber mantle, two double radiators.

BATHROOM

Rear aspect double glazed window, bath with electric shower and glass screen, concealed cistern WC, fitted wash basin with cupboard, sensor light mirror over, heated towel rail, extractor fan, tiled walls and floor.

FIRST FLOOR LANDING

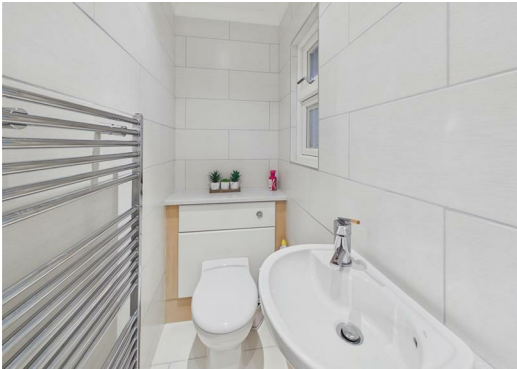
With velux skylight, door to loft space with lights. Door to:-

BEDROOM THREE

Rear aspect double glazed dormer window, radiator.

BEDROOM FOUR

Front aspect double glazed dormer window, radiator.



COVERED AREA

Covered area with electric garage door to the front, kitchen units fitted for storage including single drainer sink unit, plumbing for washing machine, space for tumble dryer, electric cooker. Opening to:

GARAGE

Used for storage, with up and over door, triple aspect, double glazed windows, radiator, door to garden.

OUTSIDE

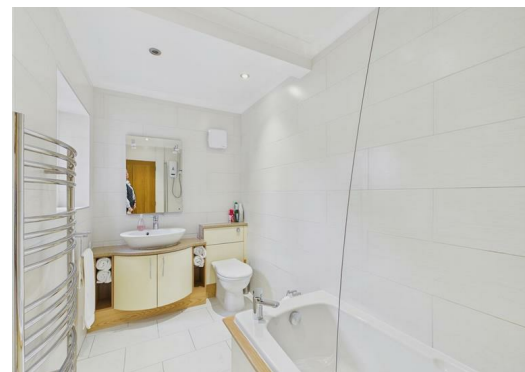
At the rear of the property there is a raised patio, door to garage, pergola attached with seating area with seating area below, artificial lawn with trees and shrubs surrounding, rose arch to gravelled garden where there is a greenhouse and a shed and an area with potential as a veg plot.

DIRECTIONS

From the Allan Morris office proceed along Worcester Road and at the traffic lights go straight on to the next set of traffic lights. Just after turn left into Albert Park Road. Take the third right into Frederick Road. Proceed down the road where No 44 can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. For further information or to book a viewing please call the office on 01684 561411.

what3words

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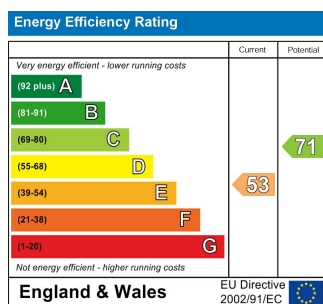
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: 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.



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