Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

42 Bronsil Drive, Malvern, WR14 1LR

£340,000

A very well-presented linked-detached property situated in a quiet cul-de-sac in a popular residential location. The property comprises entrance hall, WC, sitting room, kitchen/dining room, conservatory, first-floor landing, three bedrooms and shower room. Outside, the property benefits from off-road parking, a garage and an enclosed private rear garden. Further benefits include double glazing, gas central heating and solar panels. We highly recommend a viewing to appreciate the position and accommodation on offer.

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MAYFAIR OFFICE GROUP

42, Bronsil Drive, Malvern, Worcestershire, WR14 1LR

ACCOMMODATION

ENTRANCE HALLWAY
UPVC front door with obscured glazed panels opening into the entrance hall. Stairs lead to the first floor with wooden handrail and balustrade. Useful storage cupboard and additional storage space, radiator and doors to:

WC
Front-facing with obscured UPVC window, low-level WC, wash basin and radiator.

SITTING ROOM 11'6" x 12'2" (3.51m x 3.71m)
Rear-facing with UPVC double doors opening to the conservatory. Electric fireplace with surround, television and fibre broadband connection points, radiator and open archway to the dining area.

CONSERVATORY 8'3" x 9'2" (2.53m x 2.81m)
Of low-brick-wall and UPVC construction, with double doors opening onto the garden.

KITCHEN / DINING ROOM 8'9" x 18'7" (2.67m x 5.67m)
Front and rear-facing with UPVC windows. Contemporary range of eye and base-level kitchen units with worktops incorporating an inset sink and drainer unit with mixer tap. Integrated electric double oven, gas hob with extractor hood over, space and plumbing for washing machine, integrated dishwasher and integrated fridge freezer. Breakfast bar and open-plan dining area with doors opening onto the rear garden.

FIRST FLOOR

LANDING
Front-facing UPVC double-glazed window, wooden handrail and balustrade. Cupboard housing the gas combi boiler with additional shelving, access to the loft space and doors to:

BEDROOM ONE 11'1" x 10'2" plus wardrobes (3.38m x 3.10m plus wardrobes)
Rear-facing UPVC double-glazed window, range of fitted wardrobes with sliding mirrored doors and radiator.

BEDROOM TWO 10'7" x 10'4" (3.23m x 3.15m)
Rear-facing UPVC double-glazed window, wardrobe with three-panel sliding mirrored doors, radiator and television point.

BEDROOM THREE 8'9" x 7'10" (2.69m x 2.40m)
Front-facing UPVC double-glazed window and radiator.

SHOWER ROOM 6'6" x 6'0" (2.00m x 1.83m)
Front-facing with obscured UPVC window. Corner shower enclosure with mixer shower and sliding glass screen, vanity unit with inset wash basin and storage below, low-level WC, heated towel rail, electric shaver point, illuminated mirror and tiled walls.

OUTSIDE - FRONTAGE AND DRIVEWAY
The frontage of the property is laid to block paving, providing off-road parking for 2–3 cars, together with access to the garage, which is situated to the right-hand side of the property.

GARAGE 9'1" x 17'5" (2.77m x 5.32m)
With metal up-and-over-style door, power and lighting. Access to additional storage space via a hatch and ladder.

REAR GARDEN
Enclosed by timber fencing and hedging to the rear. The garden initially provides a patio seating area with gated side access. The remainder of the garden is mainly laid to lawn with established planting.

DIRECTIONS
From Great Malvern proceed along Worcester Road and at the first traffic lights turn left onto Newtown Road. Follow the road along, past the Ascension Church and past the secondary school on the right and new housing on the left. Take the send right into Tanhouse Lane and follow the road road to the right. Take the second left into Bronsil Drive and follow road round to left and number 42 can be found at the head of the cul-de-sac to the right hand side.

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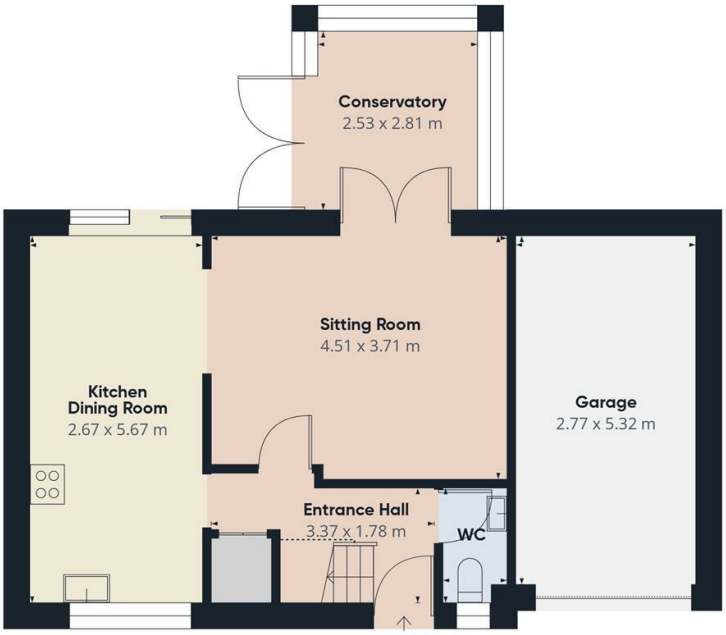

Ground Floor

Floor 1

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Approximate total area(1)
99.4 m²

(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

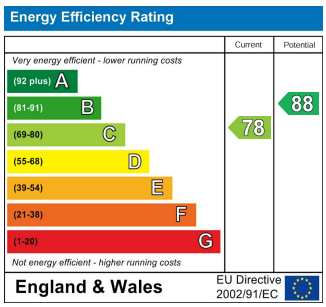
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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. Additional photovoltaic solar panel system. 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: tbc

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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