Allan Morris
estate agents

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Great Malvern
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4 Hey Close, Malvern, WR14 3RE

£495,000

A RECENTLY BUILT, WELL PRESENTED, FOUR BEDROOM DETACHED WITH VIEWS & OFFERED FOR SALE WITH NO ONWARD CHAIN.

The property is located on a corner, with a walled garden and has a view of the Malvern Hills at the front and towards the Severn Vale from the rear. Briefly comprising:- reception hall, cloakroom, dual aspect study, through lounge, dining kitchen with appliances and French doors to garden, utility room with appliances, four bedrooms including three doubles and a single, ensuite shower room and family bathroom. The garden has had professional landscaping with stone patios and raised beds. Double car, private driveway and detached garage with separate door to rear garden

Viewing highly recommended.

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MAYFAIR OFFICE GROUP

4, Hey Close, Malvern, WR14 3RE

HALL
Front door with opaque glass side panels opens to hall with stairs to first floor, central heating control panel, radiator, Karndean wood effect flooring. Doors to:

CLOAKROOM
WC, wash basin, radiator, extractor fan.

STUDY
Front and side aspect windows with view of the Hills, radiator, Karndean, wood effect floor.

LOUNGE
Front aspect window with view of the Hills, rear aspect French doors to garden with view, two radiators.

DINING KITCHEN
Two rear aspect windows with view towards Dripshill and the Severn Vale, side aspect French doors to garden, built-in walk-in cupboard, double radiator, Karndean wood effect flooring. Fitted kitchen units including long breakfast bar area, four ring gas hob, oven under, extractor hood over, one and a half bowl single drainer sink unit, integrated Zanussi dishwasher, space for fridge freezer (Bosch fridge freezer included). Door to:

UTILITY ROOM
Side aspect window, wall mounted Ideal gas central heating boiler, fitted units with plumbing for washing machine, space for tumble dryer, (Bosch appliances included), radiator, Karndean wood effect flooring.

FIRST FLOOR LANDING
With side aspect window, hatch to loft access, radiator, door to airing cupboard. Doors to:

BEDROOM ONE
Rear and side aspect windows with views over Malvern towards Dripshill and the Severn Vale, two radiators. Door to:

ENSUITE
Side aspect opaque double glazed window, tiled shower enclosure with thermostatic shower, WC, wash basin, heated towel rail, extractor fan.

BEDROOM TWO
Front aspect window, view of the Hills, radiator.

BEDROOM THREE
Rear aspect window, view towards Dripshill and the Severn Vale, radiator.

BEDROOM FOUR
Front aspect window, view of the Hills, radiator.

BATHROOM
Front aspect opaque glass window, bath with tiled surround, Mira electric shower, wash basin, WC, heated towel rail, extractor fan.

OUTSIDE
At the rear of the property is a stone flagged patio area, step up to path with gate to drive and leading to courtesy door to GARAGE. The garden has been landscaped with raised circular flower beds, gravel paths and stone flagged patio to enjoy the morning sun; with outside tap, and security light. From the garden are views to the East and Malvern Hills in the West. The sheltered garden is bounded by a solid brick wall which gives privacy and seclusion. The GARAGE has light and power, with an up and over door and parking for two vehicles to the front.

DIRECTIONS
The property is located on the 'Malvern Rise' Persimmon estate off St Andrews Road. The entrance to the estate is off St Andrews Road, to the side of the newly built 'Elgar Court' care home. Turn from St Andrews Road into Doppler Road, bearing left at the park area into Hey Close. Follow the road to the end and number 4 can be found on the right hand side.

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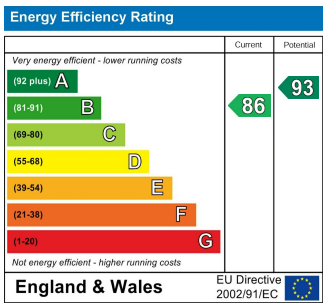
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets and curtains are also included.

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

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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