



4 Benton Close, Malvern, WR14 4LL

£320,000

A spacious three bedroom semi detached home with conservatory, garage and driveway in a cul-de-sac location in Upper Welland. The accommodation comprises; entrance hall, front to back sitting room with doors to garden, fitted kitchen, dining conservatory, three bedrooms, main with fitted wardrobes, refitted bathroom. Further benefits include; gas central heating, double glazing, garage, driveway and mature corner plot gardens. Viewing a must to appreciate the size and location of home on offer.



4, Benton Close, Upper Welland, Malvern, WR14 4LL

ENTRANCE HALL

Access via obscure glass double glazed door, ceiling light point, smoke alarm, radiator, stairs to first floor with double glazed side access window at half landing, under stairs storage cupboard, tiled floor, glazed doors to:

LOUNGE/DINER 18'10" x 12'10" (5.76m x 3.93m)

Front aspect double glazed oriel bay window, rear aspect double glazed double French doors to rear garden block paved seating area, two ceiling light points, coving, radiator.

KITCHEN 10'1" x 10'0" (3.09m x 3.05m)

Rear aspect double glazed windows, ceiling light points, fitted kitchen comprising: range of floor and wall mounted white units under a stone effect work top, sink unit, space for gas cooker with hidden extractor over, space and plumbing for washing machine, integral Hotpoint dishwasher, space for tall fridge freezer, wall mounted Baxi gas cooker, radiator, tiled floor, double glazed door to:

CONSERVATORY 11'5" x 8'2" (3.48m x 2.50m)

uPVC double glazed conservatory built on low brick wall, wall light point, tiled floor, double doors and steps down to block paved terrace.

LANDING

Side aspect double glazed windows on half landing, ceiling light point, access to roof space, smoke alarm, built in landing cupboard with slatted shelving, door to:

BEDROOM ONE 12'10" x 10'0" (3.93m x 3.07m)

Rear aspect double glazed window with views over the garden, ceiling light point, radiator, fitted full width, full height wardrobes and storage cupboards with hanging rails and shelving.

BEDROOM TWO 10'1" x 10'0" (3.09m x 3.05m)

Rear aspect double glazed window with views over the garden, ceiling light point, radiator.

BEDROOM THREE 9'3" x 8'5" (2.84m x 2.58m)

Front aspect double glazed window with views over the drive to the Malvern Hills, ceiling light point, radiator.



BATHROOM 8'3" x 5'4" (2.53m x 1.65m)

Front aspect obscure glass double glazed window, two ceiling light points, extractor, white suite comprising: large walk in shower cubicle, wash hand basin with storage below and to the side, WC, wall mounted electric heater, heated chrome towel rail, part tiled walls, tiled floor.

FRONT GARDEN

Accessed via a block paved drive from the close, parking for two/three cars leading to the garage and front door, the majority of the garden is laid to mature flower and shrub beds.

REAR GARDEN

Mature enclosed corner plot rear garden, accessed from the lounge diner or the conservatory is a block paved seating area with space for table and chairs to sit and enjoy the views over the garden. Step leads down to a lawn with shaped mature flower and shrub beds to the borders. A second stone chip seating area to look back down the gardens to the Hills in the distance. A second paved area sits between the garage and the conservatory, ornamental garden pond and a third seating area to sit and look back across the garden at the house.

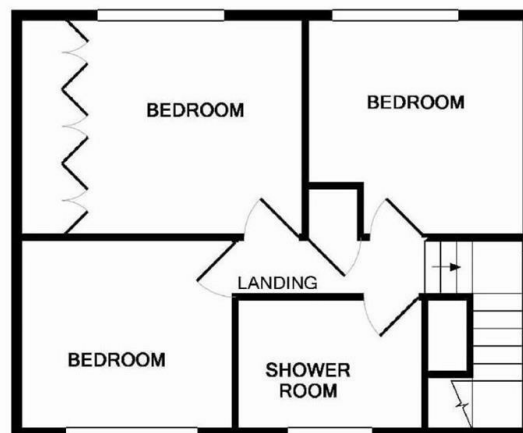
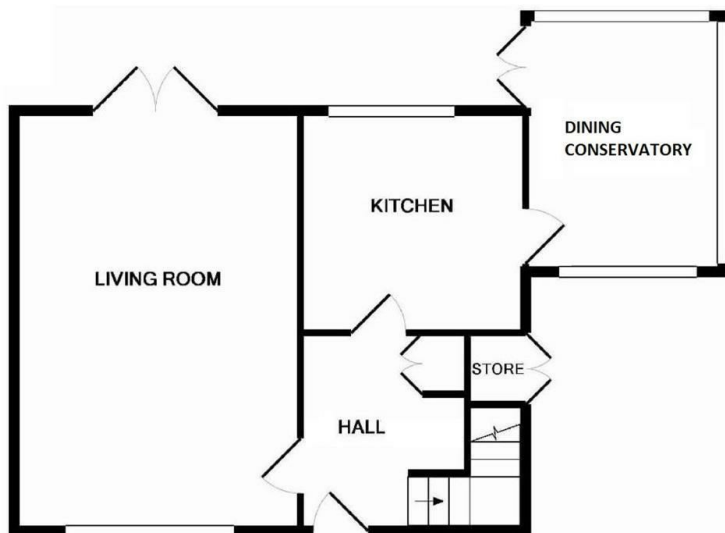
GARAGE 18'11" x 9'3" (5.77m x 2.82m)

Detached style garage accessed via an up and over style door, power and light, rear aspect double glazed window, side aspect double glazed door leading to rear garden.

DIRECTIONS

From the Allan Morris office in Malvern continue south over Belle Vue Terrace and onto the Wells road. Shortly after passing Malvern Wells Primary School on the left, turn left onto Upper Welland Road. Benton Close is the third turning on the right after entering Upper Welland. The property is located on the left hand side at the end of the cul-de-sac.





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

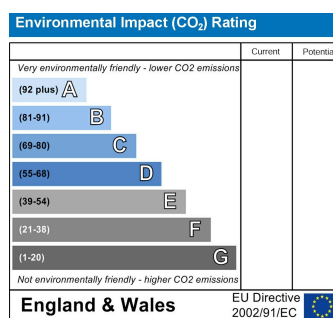
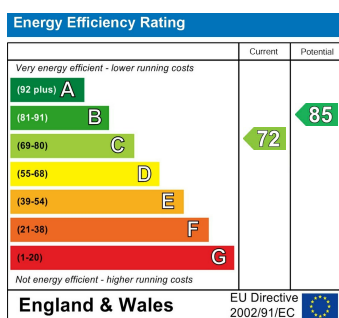
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets are included, other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, gas, 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: C

ENERGY PERFORMANCE RATINGS: Current: C72 Potential: B85

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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



Offices also at:

Worcester
Upton upon Severn

Droitwich
Persnore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London