



**4 Grafton Close, Malvern, WR14 1PA**

**Price Guide £335,000**

A refurbished and significantly upgraded semi-detached property, situated in a popular residential cul-de-sac location, close to shops, schools, transport links and facilities. With accommodation comprising; entrance hallway, lounge dining room, conservatory, modern re-fitted kitchen, side passage, garage with utility area, downstairs WC, first floor landing, three bedrooms, front and side facing windows have a fantastic view of the nearby Malvern Hills, re-fitted shower room, driveway, front and rear gardens, central heating and double glazing, front windows and doors are just over a year old. The property has been re-wired and is immaculately presented throughout. We highly recommend an early viewing to appreciate the position and accommodation on offer.



# 4, Grafton Close, Malvern, WR14 1PA

## ENTRANCE HALL

Composite front door and obscure glass panel, side facing double glazed window, radiator, stairs to first floor. Door to WC.



## WC

Front facing uPVC window, low level WC, wash basin.

## LOUNGE DINING ROOM 18'0" x 10'11" (5.51m x 3.34m)

Front facing double glazed window, radiator, fitted television unit with shelving around the television point, wood effect flooring, sliding uPVC doors open to conservatory.



## CONSERVATORY 10'5" x 8'0" (3.20m x 2.46m)

Double glazed conservatory with sliding doors to the garden.

## BREAKFAST KITCHEN 12'5" x 11'10" (3.81m x 3.62m )

Rear facing double glazed window, contemporary fitted kitchen with oak worktops, inset one and a half sink and drainer unit, integrated electric hob with extractor hood over, integrated electric oven, dishwasher, integrated fridge, breakfast bar, spot lighting, under-unit lighting, feature pendant lights over breakfast bar, radiator, under stairs storage space, door to:



## SIDE PASSAGE

Front and rear uPVC doors, storage cupboard, step up and door to:

## GARAGE 15'10" x 8'1" (4.84m x 2.48m)

Metal up and over door, power and light, plumbing for washing machine and space for other appliances.



## LANDING

Side facing window and half landing, airing cupboard housing Worcester gas combi boiler.

## BEDROOM ONE 12'5" x 9'11" (3.79m x 3.04m)

Rear facing uPVC window, radiator.



## BEDROOM TWO 10'8" x 9'11" (3.26m x 3.04m)

Rear facing uPVC window, radiator.

## BEDROOM THREE 7'11" x 7'4" (2.42m x 2.26m)

Front facing uPVC window, radiator, view of the Hills, recess alcove for storage

## SHOWER ROOM 7'7" x 4'7" (2.32m x 1.41m)

Front facing obscure uPVC window, shower with rainfall shower head, low level WC, wash basin with storage below, heated towel rail, spot lighting, extractor fan, wood effect floor.



## FRONTAGE

Driveway parking for car in front of garage, electric vehicle charging point, front garden with lawn enclosed by hedgerow and planting. Path to front door.

## REAR GARDEN

Enclosed by timber panel fencing, laid to lawn with sleeper edged planted borders, a stone slab path, seating area laid to stone chippings.

## DIRECTIONS

From Malvern town centre proceed along the Worcester Road in the direction of Link Top. At the traffic lights turn left onto Newtown Road and go past the shops on the right and turn right onto Grafton Close. No 4 is on the right hand side. For more details or to arrange a viewing, please call our Malvern Office on 01684 561411.

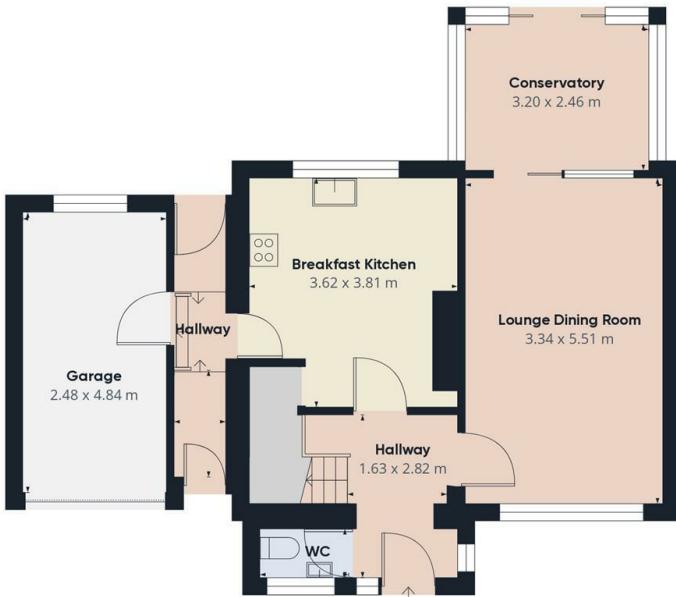
## what3words

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## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.





Approximate total area<sup>(1)</sup>

99.23 m<sup>2</sup>



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(1) Excluding balconies and terraces

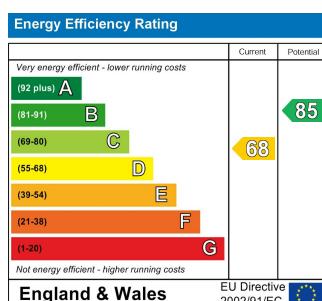
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## EPC

## Material Information Report



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: C

ENERGY PERFORMANCE RATINGS: Current: D Potential: B

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

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