71, Somers Park Avenue, Malvern, Worcestershire, WR14 1SE

Allan Morris estate agents

MAYFAIR OFFICE GROUP

Somers Park Avenue, Malvern, WR14 1SE

A well presented modern detached property, ideally and centrally located in Malvern, close to shops, schools and transport links. Comprising; entrance hallway, sitting dining room, re-fitted kitchen, conservatory, downstairs cloakroom, first floor landing, three bedrooms, en-suite shower room and bathroom. The property further benefits from front and rear gardens, garage and driveway, double glazing and central heating and no onward chain. We highly recommend a viewing to appreciate the accommodation and position on offer.

PORCH
With light, composite double glazed front door to:

ENTRANCE HALL
Double glazed window to side aspect, telephone point and Nest central heating thermostat control, radiator, smoke alarm.

CLOAKROOM
WC, wash basin, radiator and side facing double glazed window.

KITCHEN 13'7" x 9'4" (4.15m x 2.85m)
Recently re-fitted with a range of shaker style drawer and cupboard base units, worktop with matching wall units and splashbacks. Set into the double glazed bay window to front is a one and a half bowl sink unit with mixer tap, drainer and cupboards under. Fitted wine rack. Integrated appliances including a five ring stainless steel gas HOB with extractor over and eye level double oven as well as a washing machine and dishwasher, larder style cupboard, fridge and freezer. Wall mounted Gloworm boiler in matching cupboard, radiator and composite obscure double glazed door giving pedestrian access to the side.

SITTING DINING ROOM 15'8" x 14'9" max (4.78m x 4.50m max)
Feature fireplace with wooden surround and mantle, marble hearth and coal effect Living Flame gas fire, two radiators, large walk-in understairs cupboard, pair of sliding patio double glazed doors leading into

CONSERVATORY 5'1" x 12'5" (1.55m x 3.81m)
Double glazed to three aspects with two sets of double glazed doors leading into the rear garden.

FIRST FLOOR LANDING
Side facing double glazed window, access to roof space by pull down ladder. Storage cupboard and airing cupboard with hot water cylinder and slatted shelving.

BEDROOM ONE 13'7" into bay x 9'4" max (4.15m into bay x 2.85m max)
Double glazed bay window to front aspect, radiator, telephone point, built-in double wardrobe with hanging rail and shelf. Door to;

EN SUITE
Obscure double glazed window to side. Low level WC, vanity wash hand basin with mixer tap and cupboard under. Shower enclosure with Aguaboard splashbacks and thermostatically controlled shower over. Shaver point, extractor fan, radiator.

BEDROOM TWO 10'9" x 8'0" (3.30m x 2.45m)
Double glazed window to rear aspect, radiator, fitted double wardrobe with hanging and shelf space.

BEDROOM THREE 7'6" x 7'6" (2.29m x 2.30m)
Double glazed window to rear aspect, radiator.

BATHROOM 5'7" x 7'9" (1.71m x 2.38m)
Double glazed window to the front aspect. Panel bath with shower tap fitment and tiled surrounds, low level WC, pedestal wash basin, shaver point, extractor fan, radiator.

OUTSIDE
The property has a low maintenance frontage that extends to the side, with evergreen shrubs and trees, with a path to the front door. To the rear is a well stocked, enclosed garden offering a stone chipped seating area and a paved path leading past a shaped lawn with beds planted with a variety of plants and shrubs, with an ornamental pond with water feature behind which is a further paved seating area. The garden is planted with mature shrubs and is enclosed by fenced and walls. There is pedestrian gated access to the side of the property and also a further gate that leads to the driveway. Outside tap and light point.

GARAGE and PARKING 17'1" x 8'4" (5.21m x 2.55m)
With up and over door, power and lighting, window to rear, power and light. To the fore of the garage is a driveway for two cars, with an EV charging point.

DIRECTIONS
From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately quarter a mile you will come to a set of traffic lights at Link Top. Turn left towards Leigh Sinton bearing right into Newtown Road (still signed to Leigh Sinton) continuing for approximately quarter of a mile before turning right into Somers Park Avenue. Continue downhill for a short distance where number 71 will be seen on the left hand side.

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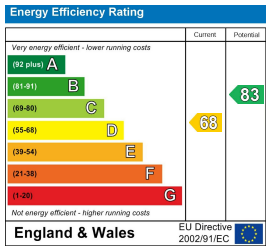
ASKING PRICE
Offers over £325,000

EPC



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