



**14 Severn Drive, Malvern, WR14 2SZ**

**£500,000**

A well presented, detached family home with a private corner plot garden, situated in a sort after location, within walking distance to local schools and amenities in Barnards Green. The property was originally designed as a four bedroom and currently comprises; reception hall, cloakroom, large lounge diner with door to garden, kitchen/living room, kitchen with granite worksurface, breakfast island and built in appliances, three excellent sized bedrooms, en suite shower room, refitted main bathroom. Further benefits include gas central heating, double glazing, garage with high car port and driveway to the fore and private southerly gardens to the rear. Views from the front of the property and the garden of the Malvern Hills. Viewing essential to appreciate the condition, size and outlook of home on offer.



# 14, Severn Drive, Malvern, WR14 2SZ

## RECEPTION HALL

With stairs to first floor, understairs storage area, central heating thermostat and control panel, tiled floor, radiator with fretwork surround. Oak doors to:-

## LOUNGE/DINING ROOM 22'11" x 12'0" (6.99 x 3.68)

Side aspect and rear aspect uPVC windows, rear aspect large uPVC picture window with double glazed door to the garden, chimney breast with living flame effect fire, engineered wood floor, two radiators.

## CLOAKROOM 5'6" x 3'6" (1.70 x 1.09)

uPVC double glazed window, close coupled WC, wash basin, heated towel rail, tiled floor.

## KITCHEN LIVING ROOM 22'0" x 12'1" (6.71 x 3.69)

Side aspect and rear aspect uPVC double glazed windows, tiled floor, radiator with fretwork surround, further double radiator, half glazed door to carport.

## KITCHEN AREA

With fitted kitchen units to eye and base level with granite work surface and stone tiled walls including range style gas cooker with five ring hob, built-in dishwasher, washing machine, tall pantry cupboard, single sink unit, cupboard housing Glow Worm gas central heating boiler.

## FIRST FLOOR LANDING

With double glazed picture window with view of North Hill, radiator with fretwork surround, hatch to loft space, cupboard housing hot water cylinder.

## BEDROOM TWO 11'10" x 11'0" (3.61 x 3.37)

Side aspect double glazed window, radiator under.

## BEDROOM THREE 12'4" x 10'0" (3.76 x 3.07)

Front aspect double glazed window with view of North Hill, radiator under.

## BEDROOM ONE 18'4" x 12'2" (5.61 x 3.71)

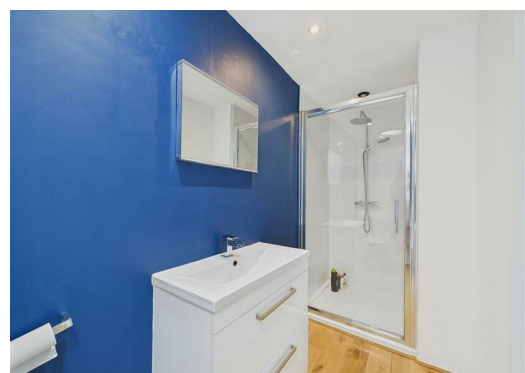
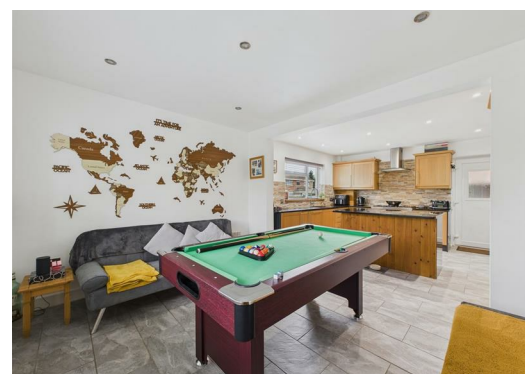
Front aspect and side aspect double glazed windows, with view of the Hills, radiator. Open to:

## ENSUITE 11'11" x 5'4" (3.64 x 1.64)

Large tiled shower with rainfall shower and adjustable shower heads, large wash basin with built-in cupboards under, WC, wood floor, heated towel rail, light tube.

## FAMILY SHOWER ROOM 6'11" x 5'11" (2.12 x 1.82)

Side aspect opaque double glazed window, large walk in shower with thermostatic shower, wc, wash basin, heated towel rail, wood floor.



## OUTSIDE

At the rear the garden has a large raised deck and seating area with a view of the hills, raised flower beds and lawn. There is also a large pergola over a patio area with moveable bar, light and power.

From the rear garden is a door to the side passage way where there is a door to the garage. The passage way leads to a carport and the front garden.

At the front there is gravelled parking for 2 vehicles plus a corner garden which is fenced and hedged.

## DIRECTIONS

From the office proceed to Barnards Green. At the traffic island take the second left in the direction of Upton.

Take the third left hand turn into Eston Avenue and turn right into Hastings Road. 14 Severn Drive is on the right hand side on the corner of Hastings Road and Severn Drive as indicted by the agent's sale board.

## what3words

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

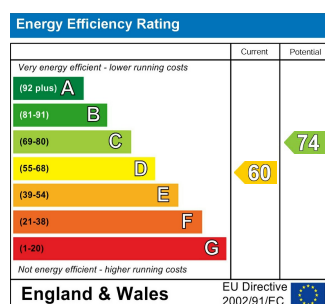
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. The carpets and curtains are also included in the sale.

**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: E

**ENERGY PERFORMANCE RATINGS:** Current: D59 Potential: : B81 Since the EPC was done, all light fittings are now LED bulbs, there is new double glazing to windows and back door in the kitchen, and insulation. The flat roof has now been fully insulated. A new EPC is currently being undertaken.

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 82270



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