



**24 Britten Drive, Malvern, WR14 3LG**

**£275,000**

A three bedroom semi detached house with conservatory and garage in a cul-de-sac location for sale with no onward chain. The accommodation comprises: entrance porch, front to back lounge/diner, conservatory, kitchen, three bedrooms, bathroom. Further benefits include: gas central heating, double glazing, views to the front along The Malvern Hills, garage, driveway for two cars and private enclosed rear garden. For sale with no onward chain.





## 24, Britten Drive, Malvern, WR14 3LG

### ENTRANCE PORCH

Access via obscure glass double glazed door with double glazed window to side, ceiling light point. Door to:

### OPEN PLAN LOUNGE DINER 22'4" x 11'10" max narrowing to 8'11" (6.82m x 3.61m max narrowing to 2.72m)

Front to back open plan lounge diner comprising of:

#### LOUNGE AREA 11'11" x 11'10" (3.64m x 3.61m)

Front aspect double glazed window with views of the Worcestershire Beacon, ceiling light point, feature fire surround with marble effect back and hearth, radiator, door to stairs to first floor, open plan to:

#### DINING AREA 10'5" x 8'11" (3.20m x 2.73m)

Ceiling light point, radiator, door to kitchen, double glazed sliding doors to:

#### CONSERVATORY 9'3" x 8'11" max (2.82m x 2.74m max)

uPVC double glazed conservatory, ceiling light point, radiator, double glazed double doors to rear garden.

#### KITCHEN 11'3" x 10'0" max (3.43m x 3.07m max)

Rear aspect double glazed window, ceiling light point, fitted kitchen comprising of a range of floor and wall mounted units under a stone effect work top, stainless steel one and a half bowl sink unit, integral gas hob with oven below, extractor over, space and plumbing for slimline dishwasher, space for washing machine, space for tall fridge freezer, understairs storage cupboard, double glazed door to rear garden.

### LANDING

Side aspect double glazed window, ceiling light point, access to roof space, radiator, door to:

#### BEDROOM ONE 12'1" x 10'6" (3.70m x 3.21m)

Front aspect double glazed window with panoramic views along the Malvern Hills, ceiling light point, radiator, built-in triple wardrobe with hanging rail and shelving.

#### BEDROOM TWO 10'4" x 7'10" max into wardrobe (3.15m x 2.40m max into wardrobe)

Rear aspect double glazed window, ceiling light point, two built-in wardrobes with hanging rail and shelving with a dressing table/desk built-in between. Built-in airing cupboard containing the hot water cylinder and slatted shelving.

#### BEDROOM THREE 9'6" x 8'10" (2.91m x 2.71m)

Front aspect double glazed window with panoramic views along the Malvern Hills, ceiling light point, radiator.



### **BATHROOM 9'7" x 4'10" (2.94m x 1.48m)**

Dual aspect with side and rear facing obscure glass double glazed windows, ceiling light point, white suite comprising: pedestal wash hand basin, large walk-in shower cubicle, push flush WC, radiator, part tiled walls, wood plank effect flooring, shaver socket.

### **SECOND CLOAKROOM**

Ceiling light point, side aspect obscure glass double glazed windows, wash hand basin, WC.

### **FRONT GARDEN**

Low maintenance front garden laid mostly to block pave providing parking for three cars and leading to garage and front door, gated access to rear garden.

### **REAR GARDEN**

Private enclosed rear garden, initial patio accessed from the kitchen or the conservatory with space for table and chairs and outside dining, formal lawn with paths around, mature flower and shrub beds and borders, two timber garden sheds.

### **GARAGE 16'10" x 8'1" (5.15m x 2.47m)**

Up and over doors to fore, ceiling light points, power points, door to side, wall mounted Worcester boiler.

### **DIRECTIONS**

From Great Malvern proceed to Barnards Green shopping area. Go through the shops and straight on onto Guarlford Road. Turn right before the pond onto Poolbrook Road. Go past the shops on the right and take the next right into Longridge Road and first right again into Britten Drive. No 24 is on the right hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411.

**what3words: shots.adjust.fire**





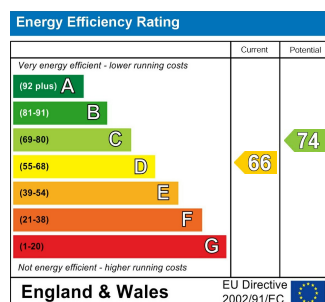
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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

**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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