



6 Benbow Close, Malvern, WR14 4JJ

£325,000

A versatile semi-detached, 3-4 bedroom family home, offering accommodation over three floors with excellent views over the Severn Vale and towards Three Counties Showground and beyond. Situated in a quiet cul-de-sac in Malvern Wells and having direct access from the garden onto Holywell Road and the Malvern Hills behind. The accommodation comprises:- reception hall, ground floor shower room open plan sitting room to dining room, refitted kitchen, conservatory, utility room/side porch, lower ground floor study/family room/occasional bedroom, first floor with three bedrooms & family bathroom. The property has a new gas central heating boiler, off road parking with EV charging point, rear garden with level patio seating area plus hillside garden. Viewing recommended of this deceptively spacious family home in a quiet hillside location.



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HALL 12'7" x 6'3" (3.84m x 1.91m)

uPVC front door and side window, radiator with cover, stairs to first floor, telephone and broadband point. Doors to:-

SHOWER ROOM

Front facing opaque uPVC double glazed window, low level WC, recessed shower cubicle with thermostatic shower, wash basin, radiator, tiled floor, automatic lighting.



SITTING ROOM 14'6" x 11'8" (4.44m x 3.58m)

Front facing double glazed window with fitted shutters and views over the Severn Vale, Cast Iron wood burner with tiled hearth, television point, radiator. Opening to:-

DINING ROOM 10'11" x 9'2" (3.35m x 2.81m)

Continued wood effect floor, sliding patio doors to the conservatory, radiator, doorway to Kitchen.



CONSERVATORY 8'10" x 8'7" (2.70m x 2.62m)

uPVC double glazed with polycarbonate roof, door to garden, tiled floor, power and light.

KITCHEN 12'9" x 8'9" (3.91m x 2.67m)

Rear facing double glazed window, range of contemporary eye and base level units, worktop with inset ceramic one and half bowl sink and drainer unit, gas range cooker, space for further appliances, newly fitted, wall mounted gas boiler, space saving radiator, return door to reception hall. Doors to:-

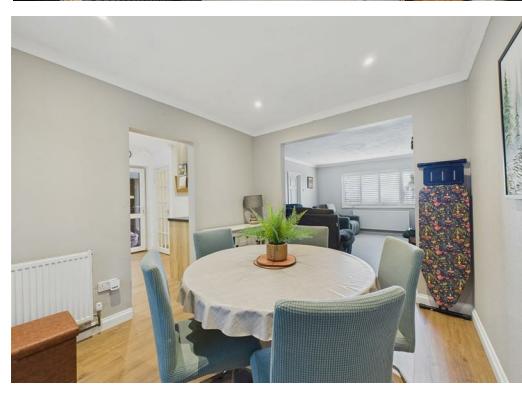


SIDE LOBBY/UTILITY 10'11" x 4'6" (3.35m x 1.38m)

uPVC doors to front and rear, plumbing for washing machine and space for tumble dryer, tiled floor, wall light, radiator.

LOWER GROUND FLOOR 16'8" x 9'0" (5.10m x 2.75m)

STUDY/PLAYROOM/BEDROOM FOUR uPVC window and door to front with views over Severn Vale, built in high level storage, wooden floor boards, radiator, fixed shelving, potential for a variety of uses.



FIRST FLOOR LANDING

Side facing obscure uPVC window, airing cupboard, loft hatch to boarded loft space with drop down ladder and light. Doors to:-

BEDROOM ONE 12'10" x 11'6" (3.92m x 3.52m)

Front facing uPVC window with views over the Severn Vale, fitted shutters, radiator, triple width fitted wardrobes.



BEDROOM TWO 12'10" x 10'10" (3.92m x 3.32m)

Rear facing uPVC window, radiator.

BEDROOM THREE 7'9" x 8'6" (2.38m x 2.61m)

Front facing uPVC window with views over the Severn Vale, fitted shutters, radiator.

BATHROOM 6'5" x 5'6" (1.97m x 1.69m)

Rear facing uPVC window, bath with Mira mixer shower over and rainfall shower head, WC, vanity unit with wash basin, tiled walls, heated towel rail, tiled floor, extractor fan, automatic lighting.



FRONTAGE AND DRIVEWAY

To the FRONT of the house is an off road parking space with EV charging point, storage area under the porch, area of garden, steps up to front door and path to side lobby.



REAR GARDEN

To the rear the garden has a level patio seating area adjoining the conservatory, plus a new garden shed, outside tap. Steps lead up to the hillside garden, which is planted with shrubs and trees and fenced.



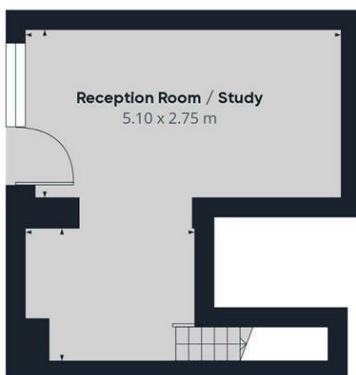
DIRECTIONS

From the office in Great Malvern, proceed along the Wells Road in the direction of Ledbury. Go past the Wyche School. Further on, before reaching the local shop on the left, there is a right hand turn, signposted 'The Cottage In The Wood' hotel and restaurant. Turn here onto Holywell Road. Turn 1st left into Benbow Close and No 6 is on the right hand side.





(1) Excluding balconies and terraces



Approximate total area⁽¹⁾

108.33 m²

GIRAFFE360

Allan Morris
estate agents

EPC

Material Information Report

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

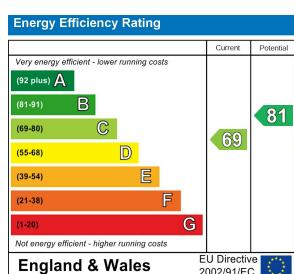
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price, this does not include the fitted blinds.

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: C69 Potential: B81

SCHOOLS INFORMATION:
Local Education Authority: Worcestershire LA:



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