



6 The Beeches Bellmere Gardens, Malvern, WR14 3HE

£425,000

A large modern four double bedroom home with parking and gardens situated on a gated development in the heart of Great Malvern within walking distance of the Malvern Theatres and amenities. The spacious and versatile accommodation comprises; entrance hall, dual aspect sitting room, large study family room, 33' open plan kitchen/diner with doors to the garden, utility, cloakroom, four double bedrooms, master and guest room en-suites, family bathroom. Further benefits include; gas central heating, double glazing, parking for three cars, gardens with areas to sit and enjoy the wonderful views over the Severn Valley. No onward chain.



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CANOPY PORCH

Wall light point, obscure glass double glazed door windows to side to:

ENTRANCE HALL

Ceiling light point, radiator, secure entry phone for development gate, stairs to first floor with built in under stairs cupboard, wooden laminate flooring, doors to:

SITTING ROOM 18'2" x 11'8" (5.54m x 3.57m)

Dual aspect with front aspect window and rear aspect double glazed double French doors to rear garden with matching windows to either side, ceiling light point, radiator.

STUDY/FAMILY ROOM 13'1" x 9'6" (4.00m x 2.90m)

Rear aspect double glazed double French doors to rear garden with matching windows to either side, ceiling light point, radiator.

OPEN PLAN KITCHEN/DINER 33'0" x 14'4" nt 109'8" (10.08m x 4.37m nt 33.44m)

DINING/LIVING SPACE 17'9" x 14'4" (5.43m x 4.37m)

Rear aspect double glazed double French doors and rear garden and additional double glazed door to rear garden, ceiling light point, radiator, continued wood laminate floor.

KITCHEN AREA 14'7" x 10'11" (4.47m x 3.34m)

Recessed ceiling down lighters, fitted kitchen comprising of a wide range of floor and wall mounted white units under a wood effect work surface, stainless steel one and a half bowl sink unit, integral induction hob with oven below and stainless steel cooker hood over, integral dishwasher, integral fridge, integral freezer, radiator, continued wood laminate floor, door to;

UTILITY 6'0"x 5'8" (1.84mx 1.75m)

Side aspect double glazed window, recess ceiling down lighters, extractor, range of matching floor and wall units to kitchen, single stainless steel drainer sink unit, space and plumbing for washing machine, discrete wall mounted Baxi boiler in hidden cupboard, continued wood laminate flooring, door to:

CLOAKROOM

Ceiling light point, extractor, wash hand basin with storage below, push flush WC, radiator, continued wood laminate floor.

LANDING

Front aspect double glazed window, two ceiling light points, access to large roof space (mostly boarded) via a fixed loft ladder, radiator.

BEDROOM ONE 18'1" max x 12'11" max (5.53m max x 3.95m max)

Rear facing double glazed window with views over gardens and Severn Valley, ceiling light point, over bed recessed ceiling down lighters, radiator, door to:

EN-SUITE 7'4" x 5'6" (2.26m x 1.70m)

Front aspect obscure glazed double glazed window, recess ceiling down lighters, extractor, white suite comprising: corner shower cubicle, pedestal wash hand basin, push flush WC, radiator, shaver socket wood, laminate floor.



BEDROOM TWO 14'6" x 12'11" (4.42m x 3.95m)

Rear aspect double glazed window, ceiling light point, radiator, door to:

EN-SUITE 7'9" x 9'9" (2.38m x 2.99m)

Side aspect double glazed window, recess ceiling down lighters, extractor, white suite comprising: corner shower cubicle, pedestal wash hand basin, push flush WC, radiator, wood laminate floor.

BEDROOM THREE 17'5" x 9'9" (5.31m x 2.99m)

Dual aspect with side aspect double glazed window, and side aspect double glazed double French doors leading to a low maintenance terraced side garden, ceiling light point, radiator.

BEDROOM FOUR 12'11" x 10'10" nt 8'4" (3.96m x 3.31m nt 2.56m)

Rear aspect double glazed window, ceiling light point, radiator.

BATHROOM 7'9" x 6'5" (2.37m x 1.96m)

Side aspect obscure glass double glazed windows, recess ceiling down lighters, extractor, white suite comprising: panel bath, pedestal wash basin, push flush WC, continued wood laminate floor, radiator.

GARDENS

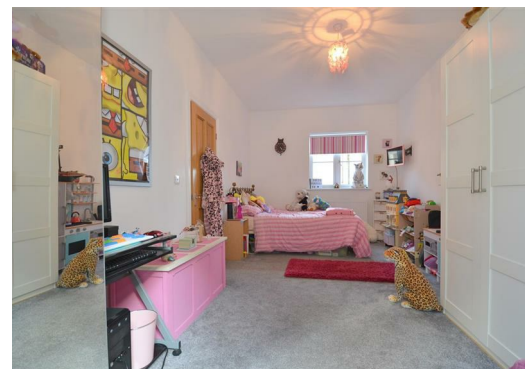
The property is accessed from College Road via a private gated driveway. The secure driveway continues past visitors spaces to the left and leads around to The Beeches with number 6 sitting at the end. To the front of the property is parking for three cars, with the potential for vehicular access the rear garden. Immediately to the rear of the property and accessible from all of the main receptions is a wide paved patio seating area. This continues to the far said of the property giving space for discrete storage of bicycles and gardening equipment with options to cover this area over or giving space for a shed. The patio opens to a lawn area with space to sit and enjoy the views over the Severn Valley. Overlooking the lawn and patio is a small area of mature woodland with options to provide further spaces to enjoy the views and a path which can be opened to the upper side garden. Accessed from bedroom three is a low maintenance side garden with wide deck and terrace and bark chipped area beyond.

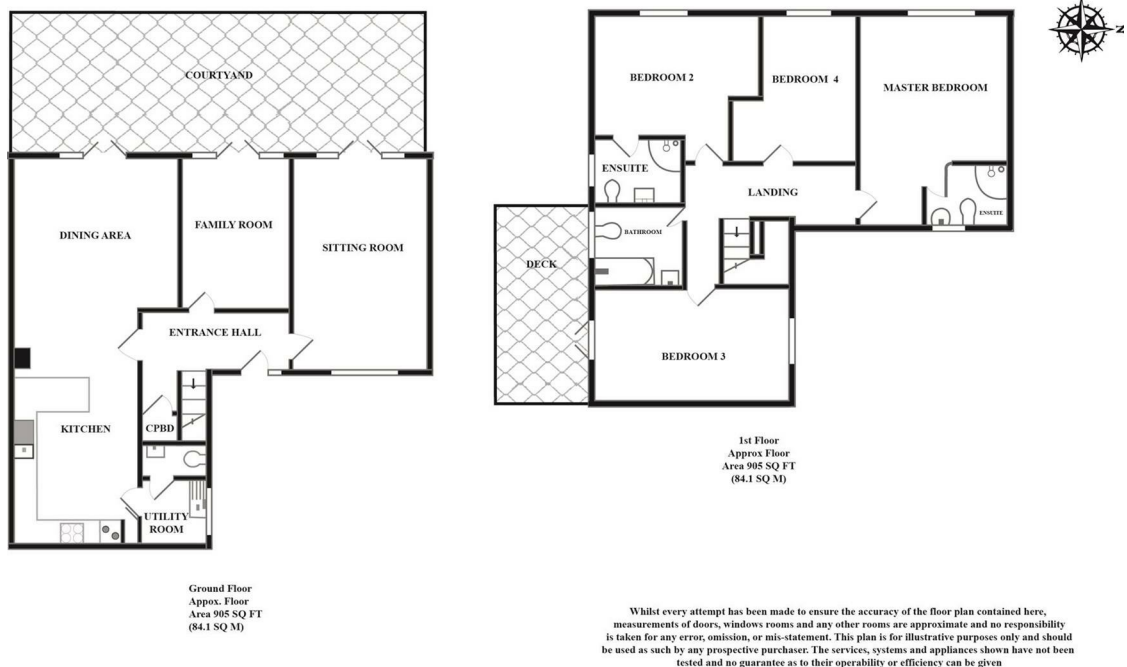
SERVICE CHARGE

The property itself is freehold. There is a charge of approximately £290 per year to cover the gates, the communal lighting, accountancy for the management company and directors insurance.

DIRECTIONS

From the Allan Morris office in Great Malvern turn right and then left onto Church Street heading downhill. At the traffic lights in the centre of Great Malvern turn right and proceed along Grange Road and past the theatre. Continue along this road and around the bends into Abbey Road. After just 200 yards the road forks. Follow the fork to the right continuing along Abbey Road taking the left hand turn into College Road. The entrance to Bellmere Gardens is found on the right hand side after a short distance. For more details or to book a viewing, please call the Malvern office of Allan Morris on 01684 561411.





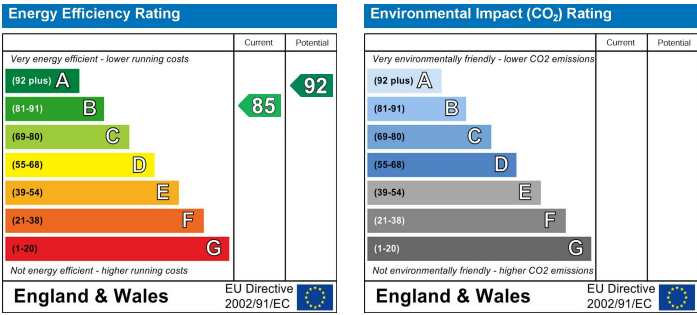
TENURE: The property is Freehold.

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, 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: E

ENERGY PERFORMANCE RATINGS: Current: B85 Potential: A92



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