



Allan Morris
estate agents

**8, Pineview Drive, Leigh Sinton,
Malvern, WR13 5FB**

 **MAYFAIR**
OFFICE GROUP

Pineview Drive, Malvern, WR13 5FB

An immaculately presented, five-bedroom detached family home built by Cala homes and situated in a village cul-de-sac setting, with far reaching views toward the Malvern Hills. The accommodation offers versatile modern living over three floors, comprising; entrance hall, sitting room, large open plan kitchen diner opening to garden, utility, cloakroom. Main bedroom with dressing room and en-suite, four further bedrooms and two bathrooms. Further benefits include; central heating, double glazing, garage and driveway for 3-4 cars, enclosed rear garden. Offered with no onward chain, viewing a must to appreciate the location, deceptive size and versatility of this lovely family home.

LOCATION

Leigh Sinton offers a range of facilities and very good connections to Malvern, Worcester and Hereford. With a highly regarded primary school, village store and a Post Office, a popular Public House. The Bank House Hotel, golf course and spa is in the neighbouring village of Bransford 1 mile away. Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

ENTRANCE HALL

Coat hooks, thermostat, radiator, doors to cloakroom, sitting room and kitchen, wood flooring, storage cupboard housing board, shelving, hanging rail.



SITTING ROOM 10'11" x 22'3" (3.34m x 6.79m)

Three double glazed windows to front and side aspects, two radiators, television and satellite points.

CLOAKROOM

Front facing obscured window, chrome heated towel rail, low level WC, hand wash basin, wood effect floor.

KITCHEN DINING ROOM 12'2" x 22'2" (3.73m x 6.76m)

Double glazed window to front aspect overlooking the open space to the fore, French patio doors open to garden, Range of eye and base level units, integrated Bosch appliances include gas hob, electric oven and grill, integrated fridge/freezer, dishwasher and wine cooler, central kitchen island with wooden worktop and storage below, two radiators, wood affect flooring, space for table and chairs.

UTILITY 6'3" x 5'0" (1.93m x 1.53m)

Rear external door, additional floor and wall units, worktop with sink, wall mounted boiler, thermostat, radiator.

FIRST FLOOR LANDING

Cupboard housing water cylinder, doors to bedrooms and bathroom.

BEDROOM ONE 12'5" x 15'8" (3.79m x 4.78m)

Double glazed window to side aspect, television point, radiator, doors to ensuite and dressing room.

EN-SUITE 8'10" x 5'7" (2.70m x 1.71m)

Front facing window, recessed shower cubicle, wash basin, low level WC, heated towel rail, spot lighting.

DRESSING ROOM 6'3" x 5'1" (1.93m x 1.55m)

Rear facing window, hanging rails, radiator.

BEDROOM TWO 11'3" x 10'9" (3.43m x 3.28m)

Double glazed window to side aspect, built-in double wardrobes, radiator.

BEDROOM THREE 10'2" x 11'1" (3.11m x 3.40m)

Two double glazed windows to front and side aspect, radiator.

FAMILY BATHROOM 10'11" x 6'4" (3.35m x 1.94m)

Front facing obscured window, panel bath and shower, wash basin, low level WC, chrome heated towel rail, extractor.

SECOND FLOOR LANDING

Doors to bedroom bedrooms and bathroom, airing cupboard, radiator.

BEDROOM FIVE 11'4" x 16'5" (3.46m x 5.01m)

Double glazed window to front and side aspect, two Velux windows, radiator.

BEDROOM FOUR 9'6" x 16'5" (2.92m x 5.01m)

Double glazed window to front aspect, two Velux windows, loft access hatch, radiator.

BATHROOM TWO 9'3" x 3'9" (2.83m x 1.15m)

Velux window, wash basin, low-level WC, shower cubicle, chrome heated towel rail.

DIRECTIONS

From the Allan Morris office in Malvern, continue along Worcester Road to the traffic lights bearing left onto Newtown Road. Continue down Newtown Road and continue onto Leigh Sinton Road. At the T-junction (with the Royal Oak Pub on your left) turn left, then take the next left

into Kiln Lane. Follow the road continuing straight on at the crossroads into Pineview Drive. Continue to the end towards the play area and the property is found on the right-hand side indicated by the Allan Morris 'For Sale' board'. For more information or to book a viewing please call our Malvern office on 01684 561411.

what3words

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ADDITIONAL INFORMATION

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: F

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.

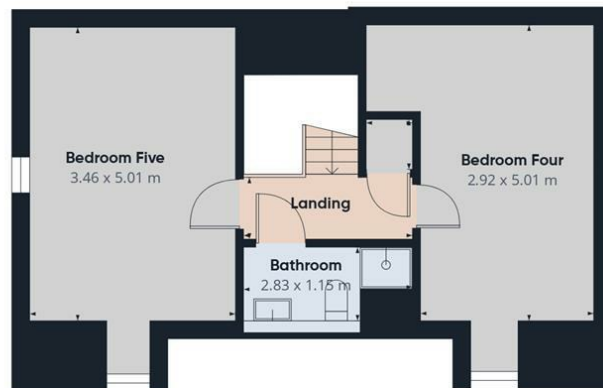
ASKING PRICE - £570,000



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Allan Morris

Approximate total area⁽¹⁾

177.7 m²

Reduced headroom

0.7 m²

(1) Excluding balconies and terraces

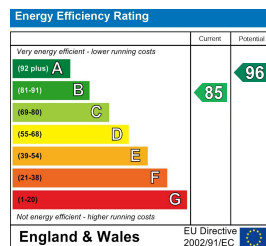
Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC



Material Information Report



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