



**1, Peachfield Close, Malvern, WR14 4AN**

**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

## Peachfield Close, Malvern, WR14 4AN

An extended, detached house located in a sought after position, close to Peachfield Common, on a bus route and short walk from local primary and secondary schools.

The property offers versatile accommodation briefly comprising:- porch, hall, dual aspect lounge, separate dining room, large garden room, kitchen, large utility, cloakroom, ground floor bedroom & ensuite, three first floor bedrooms, one used as office, refitted shower room. Externally the property offers ample parking, gated parking, a double garage and return drive. The gardens lie to two sides with mature planting, lawn, seating areas, storage and views of the hills. Offering an opportunity to personalise and update with no onward chain.



### **PORCH**

Front aspect opaque double glazed window and matching door, tiled floor. Door and windows to:

### **HALL**

Stairs to first floor, understairs cupboard, double radiator, cloaks cupboard. Doors to:

### **LOUNGE**

Front aspect and side aspect double glazed windows, fireplace with tiled hearth, timber mantle and living flame gas fire, double radiator, built-in alcove shelving, return door to dining room.

### **DINING ROOM**

Side aspect double glazed patio doors to garden room, double radiator, return door to kitchen.

### **GARDEN ROOM**

Side aspect double glazed patio doors to garden room which has stairs down to room. With vaulted ceiling and solid roof offering light and airy

accommodation, tiled floor, brick fireplace with fitted, gas fired stove, French doors to both sides of the room, offering access to different areas of the garden.

### **KITCHEN**

Which has potential to be updated. Rear aspect and side aspect double glazed windows, kitchen units including one and a half bowl sink drainer sink unit, four ring electric hob with filter hood over, built-in oven and combination microwave, breakfast bar, built-in fridge, double radiator. Door to:

### **INNER HALL**

With return door to ensuite. Doors to:

### **CLOAKROOM**

WC, wash basin with cupboard under, radiator, extractor fan.

### **UTILITY**

Half glazed door to garden, rear and side aspect double glazed windows, fitted units include:-one and a half single drainer sink unit, plumbing for

dishwasher, plumbing for washing machine, space for tumble dryer, space for further appliance, radiator, tiled flooring, range of storage cupboards.

### **BEDROOM ONE**

Front aspect bow window, side aspect double glazed window, double radiator, built-in wardrobe. Door to:

### **ENSUITE**

Side aspect opaque double glazed window, corner bath with shower over, WC, wash basin with cupboard under, radiator, return door to inner hall.

### **FIRST FLOOR LANDING**

With rear aspect double glazed window, radiator, small built-in cupboard, eaves cupboard with light and gas central heating boiler. Doors to:

### **BEDROOM TWO**

Front and side aspect double glazed windows with view of the Hills, double radiator and single radiator, hearth with electric fire, wash basin with cupboard under.

### **BEDROOM THREE**

Side aspect double glazed window with view of the Hills, radiator, built-in eaves storage cupboard, built-in eaves wardrobes, wardrobe with cupboard under.

### **BEDROOM FOUR/OFFICE**

Front aspect double glazed window, fitted shelves under and to the side, built-in eaves cupboard, built-in shelving, laminate floor, double radiator.

### **SHOWER ROOM**

Velux skylight, large shower enclosure with curved screen and thermostatic shower, wash basin, WC, heated towel rail, tiled floor, extractor fan, door to eaves cupboard with automatic light.

### **OUTSIDE**

At the front of the house is a return drive offering ample parking, plus mature garden. Double gates give further parking and access to the Double Garage. At the side of the garage is a paved area suitable for a rotary washing line, plus steps and a deck at the rear of the house with an outside tap, used as a barbeque area. On right hand side of the

house is a wide patio area, an easily managed lawn with deep borders with an arbour seat, a gate opens to the return area of the drive. Steps down to further seating area surrounded by flower beds.

### **DETACHED GARAGE**

With up and over door, courtesy door to the side, side aspect window, light and power, approx 5m x 5m.

### **DIRECTIONS**

From the office go along the Wells Road, past Peachfield Common on the left. Take the sharp left turn after the common onto Peachfield Road and proceed downhill. Turning right before the bridge into Peachfield Close and No 1 can be found on the left hand side.

### **what3words**

///tamed.shell.pink

### **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:

**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 - £580,000**



Approximate total area<sup>(1)</sup>  
195.4 m<sup>2</sup>  
Reduced headroom  
8.7 m<sup>2</sup>

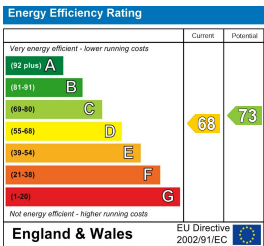
(1) Excluding balconies and terraces.

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.

GIRAFFE360

### EPC



### Material Information Report



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