Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
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2 Hey Close, Malvern, WR14 3RE

£435,000

A beautifully presented, four bedroom detached house with generous rear garden, with easy access to Great Malvern station, Barnards Green and Malvern common. The accommodation comprises: entrance hall, sitting room with media wall, family dining kitchen with French doors to the garden, study/snug, utility room, cloakroom WC, first floor landing, main bedroom with en suite shower room, three further bedrooms and a family bathroom. Further benefits include: solar panels, gas central heating, double glazing, rear garden including a patio with space for outside entertaining, driveway to the side leads to the detached single garage. Found in a desirable location on the edge of the development, we highly recommend an early viewing of this fantastic family home.







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2, Hey Close, Malvern, Worcestershire, WR14 3RE











LOCATION
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 HALLWAY
Composite front door with obscure glazed panels, opens to entrance hallway, radiator, tiled floor, panel effect walls, stairs leading to first floor with hidden storage space beneath the stairs, underfloor heating, doors to;

SITTING ROOM 13'2" x 10'9" (4.03m x 3.28m)
Large front facing double glazed window with a view towards the Malvern Hills, fitted media wall with integrated lighting, television point, radiator.

SECOND RECEPTION ROOM/SNUG 9'10" x 10'9" (3.02m x 3.28m)
Front facing with large double glazed window, radiator, television point.

DINING KITCHEN 9'4" x 20'2" (2.86m x 6.15m)
Rear facing with uPVC window overlooking the rear garden and double French patio doors opening to the patio, range of contemporary style eye and base level units with a marble effect worktop over, inset sink and mixer tap, integrated electric double oven, gas hob with extractor hood over, integrated dishwasher, space for upright freezer, radiator, continued tiled floor, spotlighting, door to;

UTILITY ROOM 6'1" x 5'2" (1.87m x 1.60m)
Double glazed door opens to the garden, additional worktop and storage below, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler enclosed in cupboard, electric consumer unit, radiator, continued tiled flooring, door to WC.

WC
Side facing obscure double glazed window, low level WC, wash basin, radiator, tiled floor.

FIRST FLOOR - LANDING
Side facing double galzed window, wooden spindle bannister, storage/airing cupboard. loft access, doors to;

BEDROOM ONE 11'5" x 11'0" (3.48m x 3.37m)
Rear facing with double glazed window over looking rear garden, radiator, television point, door to:

EN SUITE
Rear facing with obscured duplicate window, recess shower cubicle with mixer and rainwater shower head, low-level WC, wash basin, towel rail, extractor fan and spotlighting.

BEDROOM TWO 11'7" x 8'5" (3.55m x 2.59m)
Front facing with double glazed window, radiator.

BEDROOM THREE 10'0" x 9'1" (3.05m x 2.78m)
Front facing with double glazed window, radiator.

BEDROOM FOUR 8'3" x 7'10" (2.53m x 2.40m)
Front facing with double glazed window, radiator.

BATHROOM 6'5" x 8'2" (1.97m x 2.51m)
Rear facing obscure double glazed window, panel bath with shower attachment over and glass screen, low level WC, wash basin, heated towel rail, underfloor heating, spotlighting.

OUTSIDE - DRIVEWAY
Low maintenance front garden, tandem driveway for two cars to the fore of the garage.

GARAGE 17'9" x 9'2" (5.42m x 2.80m)
Detached brick built garage, metal up and over door, power, light and side door onto garden.

GARDEN
Secure, enclosed by fencing and delightfully landscaped rear garden, patio seating area, well stocked raised planted beds, lawn, side gated access, outside tap and power points.

DIRECTIONS
The property is located on the 'Malvern Rise' Persimmon estate off St Andrews Road. The entrance to the estate is off St Andrews Road. Turn from St Andrews Road into Doppler Road, bearing left at the park area into Hey Close. Follow the road to the end and number 2 can be found on the right hand side. For more details or to arrange a viewing. please call our Malvern office on 01684 561411.

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ASKING PRICE
£435,000











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MAKING AN OFFER. At the point of making an offer, intending purchasers will be required to produce two pieces of identification documentation for each individual and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

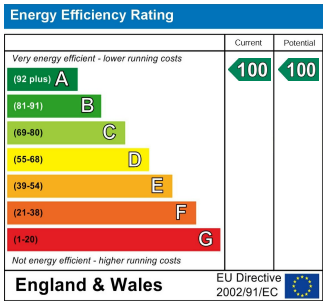
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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. Solar Panels. 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

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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