

Denny & Salmond

Brook Farm Drive
Malvern

Brook Farm Drive
Malvern WR14 3SH

For Sale
£250,000







Property Description

Situated in an established residential area, on a bus route and with access to the amenities of Barnards Green, this well-presented mid terrace extended home offeror's updated accommodation throughout. The accommodation in brief comprises entrance hall, cloakroom, reception hall, living room and open plan extended kitchen dining room. Whilst to the first floor there are three bedrooms and bathroom. The property further benefits from low maintenance secluded rear garden, off road parking, updated gas central heating and double glazing throughout. An internal viewing is strongly advised to fully appreciate the quality of this family home.

Entrance Hall

Part glazed door opens into the Entrance Hall with wood effect laminate flooring throughout and dual aspect double glazed windows to the front and side aspect. Wall mounted electric radiator, door to the Cloakroom and door to the Reception Hall.

Cloakroom

With a continuation of the wood effect laminate flooring, the Cloakroom is fitted with a white suite comprising low flush WC and vanity sink unit with wash hand basin, mixer tap, tiled splashback and cupboard below. Radiator, and double-glazed obscured window to the front aspect.

Reception Hall

Part glazed door opens to the Reception Hall, with doors off to the Living Room and Kitchen. Stairs rise to the first-floor landing, wood effect laminate flooring throughout and door to an understairs storage cupboard.

Living Room

A light room with a large, double-glazed window to the front aspect providing stunning views of the Malvern Hills. Radiator, coving to ceiling and feature electric fire unit.

Extended Kitchen Dining Room

Extended in 2024 the open plan Kitchen Dining room is a bright and airy space with a re-fitted kitchen and ample space for entertaining.

Kitchen Area

The Kitchen Area is fitted with a range of colour fronted base and eye level units with wood effect working surface and wood effect splashback. One and a half composite sink unit with drainer and mixer tap, four ring induction hob with glass splashback and extractor above. The refitted kitchen includes an integrated washing machine, tumble dryer and dishwasher. With a further integrated tall fridge freezer and an additional integrated tall freezer. Fitted Bosch electric oven and further combination Bosch oven and microwave with warming drawer below. With dual aspect double glazed windows to the side and rear aspects and double-glazed door opening to the rear garden. Wood effect vinyl flooring

throughout, spotlights to ceiling, small breakfast bar and opening to the Dining Area.

Dining Area

With space for a dining table. continuation of wood effect vinyl flooring, spotlighting to ceiling, tall radiator and double-glazed French doors to the rear garden.

First Floor Landing

Stairs rise to the First-Floor Landing with doors off to all rooms, access to the boarded loft space via hatch and door to an over stair's storage cupboard. Door to the Airing cupboard with slatted shelving and Worcester Bosch combination boiler which was installed in 2023.

Bedroom One

Double bedroom with a large, double-glazed window to the front aspect providing stunning views of the Malvern Hills. Floor to ceiling free standing mirror fronted wardrobes with hanging rail and shelving. Radiator and coving to ceiling.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Currently used as a dressing room, with radiator and double-glazed window to the rear aspect.

Bathroom

Fitted with a modern white suite conspiring vanity sink unit with wash hand basin, mixer tap, and cupboards below. Low flush WC with cupboards to the side, 'P' shaped bath with electric shower, glazed screen and fully tiled splashback. Full tiled walls, tiled floor with under floor heating, extractor fan and "Ladder" style electric radiator. Double glazed obscured window to the front aspect.

Outside

The fore-garden is laid to lawn with paved pedestrian access leading to the Entrance Door. There is parking available in the communal car park to the rear of the property.

To the rear of the property is artificial lawn for ease of maintenance with a paved seating area adjoining to the property with outside lights, power and tap. A paved path leads to a further raised seating area with timber shed and rear gated access. The property is encompassed by timber fencing and red brick wall.

Aml

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. *

















To view this property please contact Denny & Salmond on

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13a Worcester Road
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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online dennyandsalmond.co.uk/Property/MVN100229

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