



Denny &
Salmond

Raggedstone
Swinyard Road



Property Description

Situated in the popular area of Malvern Vale, this Detached Four Bedroom is conveniently located close to the many local amenities both Malvern Link and Great Malvern have to offer, such as a railway station, pubs, shops, cafes, schools and more. The accommodation briefly comprises Entrance Hall, Cloakroom, Kitchen Dining Room, Utility and Living Room to the Ground Floor. To the First Floor are Two bedrooms, One with Ensuite and a Family Bathroom. The Third floor comprises Two double bedrooms and an additional work space. The property further benefits from gas central heating, double glazing, enclosed rear garden and parking for three vehicles. This property is not to be missed and an internal viewing is strongly advised.

Entrance Hall

Part glazed Entrance door opens to the Entrance Hall with wood flooring throughout, radiator and stairs rising to the First Floor Landing. Door to the Kitchen Diner, Living Room and Cloakroom.

Cloakroom

Fitted with a low flush WC, pedestal wash hand basin with tiled splashback and mixer tap. Radiator, wood flooring and wall mounted consumer unit.

Kitchen Dining Room

Door opens to this spacious and light room, with dual aspect double glazed windows to the front and side aspect, double glazed doors open to the Rear Garden. Space for a Dining Table, radiator and wood flooring throughout.

The Kitchen is Fitted with a range of matte fronted base and eye level units with marble effect working surfaces and tiled splashback. One and a half composite sink unit with drainer and 'Swan' Neck mixer tap, five ring gas hob with glass splashback and extractor over. Single electric oven with integrated

microwave above, integrated dishwasher and space for a large fridge freezer. Radiator, spotlighting, wood flooring and opening to:

Utility Room

Continuation of the wood flooring, the Utility is fitted with floor to ceiling matte fronted units with space and plumbing for a washing machine and space for a further under counter appliance. Spotlighting, radiator and part glazed door to the side of the property.

Living Room

A bright room with two double glazed windows to the side aspect and a large double glazed bay window to the front aspect providing views to the Malvern Hills. Radiator and feature gas fire effect unit with stone hearth.

First Floor Landing

Stairs rise to the First Floor Landing with doors off to Bedroom One, Bedroom Four and the Bathroom. Door to a large airing cupboard housing the water tank and slatted shelving. Stairs rise to the Second Floor Landing.

Bedroom One

Dual aspect double glazed windows to the side and front aspect providing views to the Malvern Hills, radiator and doors to the large fitted wardrobes housing shelving and hanging rail. Door to:

En-Suite

Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mixer tap and fully tiled walls. Shower cubicle with glazed screen and mains waterfall shower over. Spotlights to ceiling, extractor fan, 'Ladder' Style radiator and double glazed obscured window to the rear aspect.

Bedroom Four

Dual aspect double glazed windows to the side and front aspect providing views to the Malvern Hills. Radiator.

Bathroom

Fitted with a white suite comprising panel bath with mains attachment and tiled splashback., low flush WC and pedestal wash hand basin. Partially tiled walls, double glazed obscured window to the side aspect, 'Ladder' style radiator, extractor fan, spotlighting, shaver socket and tiled flooring.

Second Floor Landing

Stairs rise to the Second Floor Landing with a double glazed window to the front aspect. A further Study space with Velux Window to ceiling, access to the loft space via hatch and doors to Bedroom Two and Three.

Bedroom Two

Double glazed window to the front aspect providing views to the Malvern Hills and radiator.

Bedroom Three

Double glazed window to the front aspect providing views to the Malvern Hills and radiator.

Outside

The Fore Garden is laid to stone with numerous mature shrubs and hedges, steps leads to the Open Porch with lighting and access to the Entrance Door. There is paved tandem parking for Three Vehicles and access to the Garage.

To Rear Garden is laid to lawn with flower and shrub filled borders, a paved seating area adjoins the property with lighting and water tap. The Garden is encompassed by timber fencing with gated side access and a pathway leads to the side door and shoe store.

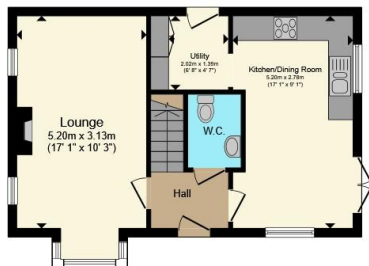
Garage

With an up and over door, power and lighting.

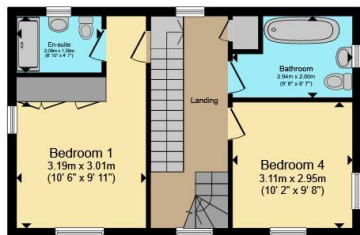
Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

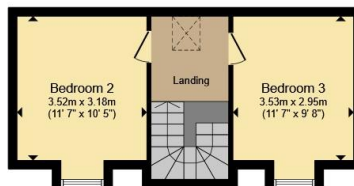




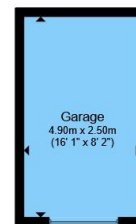
Ground Floor



First Floor



Second Floor



Garage



Total floor area 131.0 sq.m. (1,410 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Denny & Salmond on

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13a Worcester Road
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EPC Rating: Council Tax
Awaited Band: E

view this property online dennyandsalmond.co.uk/Property/MVN100130

Tenure: Freehold



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