



10 Camp Hill
West Malvern
Worcestershire WR14 4BZ

Philip Laney & Jolly

10 Camp Hill, West Malvern, Worcestershire WR14 4BZ

A modern detached house in a popular location in West Malvern situated in a cul-de-sac location having far reaching views. The property benefits from well presented, flexible accommodation with the main reception rooms and bedrooms on the first floor. The accommodation is worthy of an internal inspection to appreciate fully and briefly comprises on the Ground Floor: Spacious Entrance Hall, Study, Utility Room, Bathroom, Store Room, to the First Floor: Sitting Room, Dining Room, Kitchen, Master Bedroom with En Suite, Two Further Bedrooms, Family Bathroom, Pleasant Gardens, Driveway, Garage, Gas Central Heating, Double Glazing.

ENTRANCE PORCH

Canopy porch with wooden front door with panelled double glazed panels leading to:

RECEPTION HALL

With stairs to first floor, radiator, coved ceiling with light point. Door to

STOREROOM

26'3" x 10'6" (8.0m x 3.20m). Over two levels this space provides an ideal storage area, light and power, doors to.

STUDY

8'0" x 7'5" (2.44m x 2.26m) With ceiling light point, telephone point, shelving, radiator.

UTILITY ROOM

12'0" x 6'6" (3.66m x 1.98m) Double glazed window to the front aspect, ELM Leblanc gas central heating boiler, radiator, single drainer sink unit with cupboards under, work surface over, space and plumbing for automatic washing machine, wall mounted shelving, ceiling point, door to:

BATHROOM

Fitted with a panelled bath, tiled surround and shower over, low level WC, pedestal wash hand basin with mirror, light and shaving point over, light over, radiator, door to airing cupboard, extractor fan.

FIRST FLOOR

Double glazed window to the front aspect, double radiator, two ceiling light points, telephone point, two hatches to roof space, doors to:

KITCHEN

14'9" x 9'2" (4.50m x 2.79m) Comprehensively fitted with a range of matching units having inset one and half bowl stainless steel sink and drainer with hot and cold mixer tap, work surface to side, base drawer and cupboards, 4 ring gas hob, oven and grill under with extractor hood, plumbing for dishwasher, dresser style glazed unit with and display shelving. Door to Dining Room.



SITTING ROOM

18'3" x 12'4" (5.87m x 3.76m). Having double glazed windows to the front and side aspects providing pleasant views, fireplace with surround and living flame gas fire, corner cupboard, telephone point, ceiling light point, coving, archway to

DINING ROOM

11'2" x 9'2" (3.4m x 2.79m) With window and door to the side aspect leading to a balcony which has space for a table and chairs with views extending across the Severn Valley, ceiling light point, coving, radiator, door to Kitchen, steps up to bedroom landing with door to landing store cupboards and doors to:

BEDROOM 1

12'6" x 10'10" (3.81m x 3.30m). Double glazed window to the side aspect, double radiator, telephone point, ceiling light point, built in double wardrobes, door to:



ENSUITE

Having a low level WC, pedestal wash hand basin with mirror, light and shaving point, shower cubicle with shower over, radiator, ceiling light point.

BEDROOM 2

10'10" x 10'10" plus door recess (3.30m x 3.30m). Double glazed window to the front, aspect, two radiators, ceiling light point, built in double wardrobes.

BEDROOM 3

11'6" x 10'10" (3.51m x 3.30m). Double glazed window to the front aspect, two radiators under, ceiling light point, built in double wardrobes.

FAMILY BATHROOM

Fitted with a suite consisting of a panelled bath, with hot and cold mixer tap, tiled surround, low level WC, wash hand basin set into vanity unit with cupboards under, mirror over, ceiling light point, radiator.

OUTSIDE

The property is approached through double gates

providing off-road parking with a pedestrian gate to the side, a path leads to the front door. To the side of the house are steps and a path leading around the rear of the property. The garden is laid to lawn and has small trees and mature shrubs and is partly enclosed by conifer hedging providing a good degree of privacy.

GARAGE

20'10" x 11'1" (6.35m x 3.38m). With up and over door, light and power, door to

STOREROOM

15'9" x 4'11" (4.80m x 1.50m). Having a double glazed window to the front aspect, two light points.

SERVICES

Mains Electricity, Gas, Water and Drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services or any of the appliances and cannot therefore confirm that they are free from defects or in working order.

TENURE

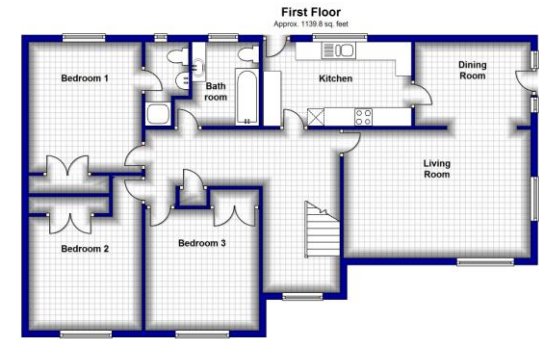
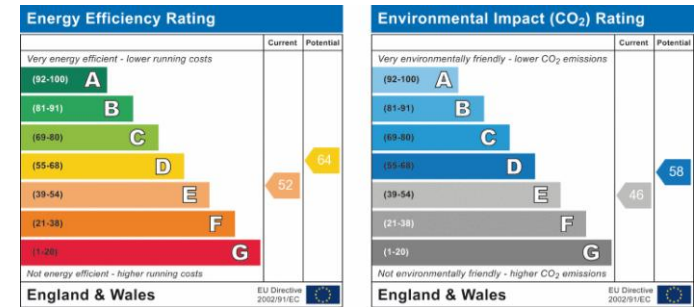
We are advised (subject to legal verification) that the property is freehold.

VIEWING

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office in Worcester Road proceed north along the A449. Follow this route for approximately quarter of a mile taking the first fork to the left (signed West Malvern) into North Malvern Road. Continue uphill where it becomes West Malvern Road, the turning into Camp Hill can be found on the left and No 10 is the first property on the right.



Total area: approx 2070.7 sq. feet

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

P398 Printed by Ravensworth 0870 112 5306

