



5 Pinnacle Way
Malvern
Worcestershire WR14 1FX

Philip Laney & Jolly

5 Pinnacle Way, Malvern, Worcestershire WR14 1FX

An immaculately presented and modern four bedroom detached house built approximately 18 months ago by Charles Church developments. The property offers spacious accommodation which briefly comprises: Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Utility Room, Living Room and Dining Room. On the first floor there is a Master Bedroom with En-Suite, Three further bedrooms and Family Bathroom. The property further benefits from Gas Central Heating, UPVC double glazing, Driveway providing off road parking for three vehicles, Detached Garage and Pleasant Landscaped Gardens. This property also has the remainder of the Charles Church building warranty and NHBC guarantee.

Part glazed door leading into

RECEPTION HALL

With Amtico flooring, stairs to first floor, radiator, doors to



SITTING ROOM

15'0" x 11'9" (4.57m x 3.58m). Glazed double opening doors leading into the rear garden, further window to the rear, Amtico flooring, radiator, coved ceiling, two ceiling light points.

DINING ROOM

10'11" x 8'9" (3.33m x 2.67m). Glazed double doors to the front aspect, radiator, Amtico flooring, coved ceiling, ceiling light point.

CLOAKROOM

Fitted with a white suite consisting of a low level WC, pedestal wash hand basin, tiled splashback, radiator, Amtico floor, extractor fan.

KITCHEN/BREAKFAST ROOM

21'1" x 7'11" (6.43m x 2.41m). Fitted with a range of matching units including inset stainless steel sink, base drawers and cupboards, worksurface over, Neff 4 ring gas hob, Neff built in electric double oven, matching range of wall mounted storage cupboards, extractor fan, integrated fridge/freezer, integral dishwasher, window to the front aspect, Amtico flooring, ample space for table and chairs, radiator, glazed double doors leading to the rear garden, radiator, door to

UTILITY ROOM

5'11" x 5'10" (1.80m x 1.78m). Having a stainless steel inset sink with drainer, hot and cold mixer tap, base cupboard, space and plumbing for automatic washing machine, radiator, extractor fan, Amtico floor, part glazed door leading to the rear garden.

FIRST FLOOR LANDING

With window to the front aspect, doors to

BEDROOM 1

14'0" x 12'1" (4.27m x 3.68m) overall maximum measurements. Window to the rear aspect enjoying views towards the Malvern Hills, radiator under, built in double wardrobe, door to



EN-SUITE SHOWER ROOM

Fitted with a white suite consisting of a tiled shower cubicle with glazed entry door, having a thermostatically controlled shower over, pedestal wash hand basin, low level WC, heated towel rail, ceramic tiling, shaver point, window to the rear, extractor fan.

BEDROOM 2

11'8" x 8'9" (3.56m x 2.67m). Glazed double doors to the front aspect leading to small balcony, radiator.

BEDROOM 3

12'0" x 8'1" (3.66m x 2.46m). Window to the rear with views towards the Malvern Hills, radiator.

BEDROOM 4

8.10" x 8'1" (2.69m x 2.46m). Window to the front aspect, radiator under.

BATHROOM

Fitted with a white suite consisting of a panelled bath with hot and cold mixer tap and shower attachment, glazed shower screen, low level WC, pedestal wash hand basin, ceramic tiled walls, window to the rear aspect, shaver point, extractor fan, chrome heated towel rail.



OUTSIDE

Front

Double gates lead to a driveway providing off-road

parking for two vehicles, this leads to a DETACHED GARAGE with up and over door, light and power connected. There is also a further block paved area to the side of the house providing an additional parking space.

Rear

A paved and blocked patio adjoins the rear of the house, from which a gravelled path leads with a timber pergola, bordered by several raised beds containing an interesting selection of flowering shrubs and herbaceous perennials, creating interest and colour throughout the year. There is a seating area with side pedestrian door leading into the garage. Adjacent to the side of the house is a useful gravelled storage area. There is also a selection of maturing trees throughout the south facing garden which is enclosed by panel fencing. There is outside security lighting and a water supply.



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 and cannot

therefore confirm that these are free from defects or in working order.

TENURE

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

COUNCIL TAX BAND E

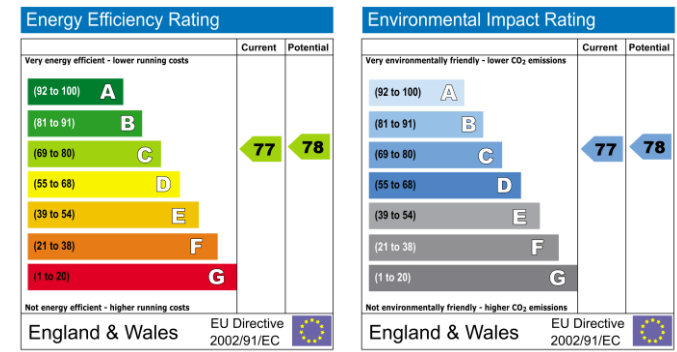
Purchasers are advised to confirm this with Malvern Hills District Council.

VIEWINGS

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From the agents offices in Great Malvern proceed to the traffic lights. Turn left into Newtown Road towards Leigh Sinton. Take the left turning into Hill View Drive which is almost opposite Dyson Perrins High School. Follow this road through the development and take the left turning into Pinnacle Way where No. 5 can be seen straight ahead.



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.

