



1 Noble View, West Malvern Road, Malvern, WR14 4NB

Situated on a private driveway on the Western slopes of the Malvern Hills, this detached family home offers the most magnificent views over open countryside and beyond. Constructed in 1984 and maintained to an excellent standard the property comprises cloakroom, reception hall, two reception rooms, refitted breakfast kitchen, utility room and integral double garage whilst to the first floor are five bedrooms alongside a refitted en suite shower room and family bathroom. Tiered gardens and a substantial entertaining terrace add interest and take full advantage of the far reaching views. EPC rating B82

- Detached Family Home
- Magnificent West Facing Views
- Living Room and Dining Room
- Breakfast Kitchen & Utility
- Five Bedrooms
- Refitted En Suite and Bathroom
- Integral Double Garage
- Viewing Highly Recommended
- EPC Rating C82

£500,000

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Description

Noble View is a small executive development of four properties constructed in 1984. The property has been in the same ownership for over 30 years and has been maintained to an excellent standard. Some of the recent improvements include the refitting of the kitchen breakfast room, family bathroom and en suite shower room along with the installation of a 'Worcester' central heating boiler. There are energy efficient features including "Canadian" twice double glazed windows throughout the majority of the property and solar panels located on the South and West roof lines, all of which contribute to an excellent energy efficiency rating of B82.

With the most amazing views an internal viewing is strongly advised to appreciate this family home to the full.

Entrance Vestibule

A hardwood door with double glazed side panel leads into the Entrance Vestibule with single radiator, tiled floor, multi paned glazed door to Reception Hall and further door to:

Cloakroom

Fitted with a low level WC, pedestal wash hand basin, chrome heated towel rail and fully tiled walls and flooring.

Reception Hall

The spacious Reception Hall has doors to all rooms, double radiator and open spindle staircase rising to the First Floor Landing.

Living Room 4.25m x 5.54m (13'11" x 18'2")

A most pleasant room with window to front and double glazed patio doors with integrated fly netting to the rear aspect which lead to the extensive paved patio area and enjoying stunning views across rolling countryside beyond.

Living flame coal effect gas fire with wooden mantle, inset and marble surround with hearth. TV aerial, wall light points and double radiator.

Dining Room 3.59m x 3.97m (11'9" x 13'0")

Windows to rear aspect providing stunning views, radiator.

Breakfast Kitchen 4.14m x 5.51m (13'7" x 18'1")

Refitted with a full range of cream fronted base and eye level storage units, stainless steel one and a half bowl sink unit with mixer tap and integrated waste disposal unit. Integrated dual 'Siemens' electric ovens with four point induction hob and extractor canopy over, dishwasher and fridge/freezer. All the units benefit from under unit lighting and splash back tiling.

Large pantry unit, tiled flooring and double radiator, windows to the rear aspect making the most of the stunning views and double glazed patio doors to the side of the property providing access to the patio and the raised side garden.

Multi paned glazed door leading to:

Utility Room 2.14m x 1.58m (7'0" x 5'2")

The tiled flooring continues from the Breakfast Kitchen into the Utility Room with space and plumbing for washing machine and tumble dryer with roll top work surface over. Splash back tiling, radiator and window to side aspect with integrated fly screen. Internal door leading to:

Integral Double Garage 4.97m x 5.06m (16'4" x 16'7")

With electric metal roller up and over doors, power and light. Belfast sink and 'Worcester' wall mounted boiler. Double glazed window.

First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with two radiators and two windows to front.

Doors to all bedrooms, bathroom and Airing cupboard housing factory lagged tank, slatted shelving and immersion heater with solar boost. Access hatch access to the loft space which is partially boarded and has light.

Master Bedroom Suite 5.54m x 4.94m (18'2" x 16'2")

Comprehensively fitted with range of cream fronted bedroom furniture incorporating, wardrobes, over bed storage cupboards, dressing table, drawers and coordinating bedside tables. Double radiator, coving to ceiling and two double glazed windows to the rear



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aspect enjoying the most stunning views across open countryside.

En Suite Shower Room 1.89m x 2.85m (6'2" x 9'4")

Refitted with a white suite comprising of a walk-in double shower with mains shower, glass screen and chrome heated towel rail. Concealed system low flush WC and oval wash hand basin all set into a vanity unit with ample cupboards and storage space. Vanity mirror above the wash hand basin and a shaver point. Tiled flooring and extensive tiling to the walls. Recess spotlights, double glazed window to side aspect.

Bedroom Two 4.90m x 3.01m (16'1" x 9'11")

Double glazed window to rear aspect enjoying stunning views. Full range of built-in wardrobes with hanging rail and shelving and double radiator.

Bedroom Three 3.74m x 3.51m (12'3" x 11'6")

Double glazed window to the rear aspect with stunning views. Radiator and a large walk-in storage cupboard.

Bedroom Four 2.84m x 2.97m (9'4" x 9'9")

Double glazed window to the front aspect and radiator.

Bedroom Five/Office 4.06m x 1.90m min (13'4" x 6'3" min)

Double glazed window to rear aspect and radiator.

Family Bathroom 2.85m x 1.85m (9'4" x 6'1")

Refitted with a white suite comprising of a shaped Jacuzzi bath with curved shower screen, over which is a mains shower with waterfall head. Concealed cistern WC and oval wash hand basin in set into vanity unit with ample storage space and cupboards. Tiled flooring, chrome heated towel rail and recess spotlighting. Attractive tiling to all walls and large inset feature mirror.

Outside

Approached via a private driveway shared with the three other properties on Noble View there is driveway parking for two vehicles and access to the

integrated double garage.

Two wrought iron gates provide access to either side of the property to the rear gardens. In the main the rear garden has been terraced for ease of maintenance and to take full advantage of the West facing views. The terrace is enclosed by railings below which is a lower terrace and shrub border.

A tiered garden with sleeper steps and numerous shrub borders leads to the side of the house and meanders to a lawned area with decked seating area from which elevated views can be enjoyed. Upon entering Noble View running parallel to the driveway No 1 has the benefits of a further lawned garden flanked by well stocked border which encompasses the property.

Directions

From our Malvern office proceed on the A449 towards Malvern Link bearing left onto North Malvern Road. Proceed ahead around the bend into West Malvern Road and take the right hand fork into Noble View. The property will be located directly ahead.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Council Tax

We understand that this property is council tax band G.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.



