



## 33 Goodwood Road

Malvern, WR14 1NJ

A well presented and spacious three bedroom detached bungalow, located in a popular residential area, within easy access of the amenities of Malvern Link, the train station and Great Malvern. In brief the accommodation comprises; Kitchen, living room, garden room, master bedroom with en-suite, two further bedrooms, utility and family bathroom. With gas central heating and double glazing throughout, a private rear garden and off road parking, this bungalow has it all. An internal inspection is strongly advised. EPC Rating D

**Asking Price £385,000**

# 33 Goodwood Road

Malvern, WR14 1NJ



## Entrance Hall

Part glazed door leads into the Entrance Hall, with doors off to all rooms. Coving to ceiling, spotlights and radiator. Access to loft via hatch, with drop down ladder. The loft space is partially boarded.

## Kitchen

13'6" x 8'4" (4.12m x 2.55m)

Refitted with contemporary eye and base level units, working surfaces and tiled splashbacks. Integrated fridge, freezer and dishwasher. Eye level electric oven and microwave, four point hob with extractor above. Large double glazed window to the front aspect, coving and spotlights to ceiling. Upright contemporary radiator,

## Living Room

15'11" x 11'11" (4.86m x 3.65m)

A generous size room with a feature of the room being a the fireplace with space for an electric fire. Base level fixed units, coving and spotlights to ceiling. Radiator and double glazed French doors opening out to the Garden Room.

## Garden Room

19'8" x 9'6" (6.01m x 2.90m)

A light and airy generous size room, with access from the Master Bedroom or Living Room. Fully double glazed with polycarbonate roofing. Tiled flooring and double glazed French doors opening out to the rear garden.

## Utility Room

8'0" x 5'4" (2.46m x 1.63m)

Fitted with eye and base level units with working surface and stainless steel sink unit with mixer tap. Space and plumbing for a washing machine and space for a further undercounter appliance. Wall mounted Worcester gas combination boiler, radiator, wood effect flooring and part glazed door to the side aspect. Coving and spotlights to ceiling.

## Master Bedroom

10'1" x 19'8" narrowing to 13'4" (3.08m x 6m narrowing to 4.07m)

Comprehensively fitted with floor to ceiling wardrobes and wood effect flooring. The bedroom opens out to a light room with fitted carpets, double glazed French doors opening out to the Garden Room and door to Ensuite. Coving and spotlights to ceiling, Radiator.

## En-Suite

A fully tiled En-Suite comprising pedestal wash hand basin, low flush wc and stepping down to the shower area with waterfall effect shower head. Mirrored wall, obscured double glazed window to the side aspect and chrome ladder style radiator. Coving and spotlights to ceiling.

## Bedroom Two

12'11" x 10'10" (3.94m x 3.32m)

Large double glazed window to front aspect, making this room very light and sunny. Radiator and coving to ceiling.

## Bedroom Three

9'0" x 8'4" (2.75m x 2.55m)

This versatile room, currently used as a sewing room has double glazed window to side aspect, radiator and coving to ceiling. With coving and spotlights to ceiling, fitted working surfaces and wood effect flooring

## Bathroom

9'0" x 9'0" (2.76m x 2.75m)

Generous size bathroom fitted with white suite comprising, inset bath, low flush WC, pedestal wash hand basin and shower cubicle with mains shower. Fully tiled walls and flooring, chrome ladder style radiator, coving and spotlights to ceiling. Mirrored wall and obscured double glazed window to the side aspect.

## Outside

A particular feature of this home is the beautiful enclosed rear garden. The garden is predominantly laid to slab and stone for ease of maintenance with a variety of raised beds all full of mature flowers, plants and herbs, oozing with colour and aroma. With hedge boundary and mature shrubs and trees ideally placed around the garden, making this a quiet, private and tranquil space. A summerhouse is located in the corner and a slabbed pathway leads to both sides of the property, one being gated access to the front of the property and the other side providing a gated area with timber shed and space for further storage.

To the front of the property is driveway parking for two vehicles, steps and ramp leading to the front door. low rise fence boundary and gated side access to the rear garden.

## Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via [www.voa.gov.uk](http://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.

## 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.



