



## 20 Players Avenue Malvern, WR14 1DU

A substantial extended five bedroom semi detached property located within a quiet popular residential area, close to the amenities of Malvern. In brief the accommodation comprises, Entrance hall, sitting room, living room, kitchen dining room, utility, cloakroom and store room. Whilst on the first floor are five bedrooms and two bathrooms. With gas central heating, double glazing and a substantial rear garden, an internal viewing is strongly advised to fully appreciate this property and the size of plot.

EPC Rating Awaited

**£375,000**

# 20 Players Avenue

Malvern, WR14 1DU



## Entrance Hall

Part glazed door leads into the Entrance Hall with doors off to the Sitting Room, Living Room, Utility Room and storage cupboard housing electric meter. Radiator and stairs rise to the First Floor.

## Sitting Room

13'1" x 10'11" (4m x 3.35m)

A light and spacious room with double glazed bay window to the front aspect. Picture rail and radiator.

## Living Room

15'1" x 10'10" (4.6m x 3.31m)

A generous sized room, with gas fire, wooden mantle, hearth and surround. Picture rail, radiator and double glazed window to the front aspect.

## Kitchen Dining Room

14'2" x 12'5" (4.32m x 3.8m)

Fitted with a range of wooden eye and base level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, space and plumbing for dishwasher and slot in gas cooker with extractor above. Room for table and chairs. Radiator, double glazed window to the rear aspect overlooking the substantial rear garden, door to Store Room and part glazed door to the Rear Garden.

## Utility Room

10'5" x 6'3" (3.2m x 1.92m)

Fitted with base level units and working surfaces over. Space and plumbing for a washing machine and space for a further appliances. Door to storage cupboard housing shelving and door to Cloakroom. Radiator and double glazed window to the rear aspect.

## Cloakroom

Fitted with a low flush WC, floating sink unit with tiled splashback and obscured double glazed window to the rear aspect.

## Store Room

19'10" x 9'0" (6.05m x 2.75m)

From the Kitchen Dining Room, door leads into the Store Room. With wall mounted Worcester Gas Central Heating boiler, door to the front aspect, opening out to the driveway parking. Power, lighting and part glazed door to the rear garden.

## First Floor

From the Entrance hall, stairs rise to the split landing which in turn leads to all Bedrooms and two Bathrooms. Obscured double glazed window to the side aspect, radiator and access to loft space via hatch.

## Bedroom One

14'2" x 9'0" (4.33m x 2.75m)

Fitted with a full range of wardrobes including a dressing table area. Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

## Bathroom

12'11" x 6'6" (3.95m x 2m)

Fitted with a coloured suite comprising, corner bath, pedestal wash hand basin and low flush WC. Shower cubicle with aqua boarding and glazed sliding door. Obscured double glazed window to the rear aspect, radiator and partially tiled walls. Extractor.

## Bedroom Two

11'6" x 10'11" (3.51m x 3.35m)

Double glazed window to the front aspect, picture rail and radiator.

## Bedroom Three

11'6" x 10'11" (3.51m x 3.35m)

Double glazed window to the front aspect, picture rail and radiator.

## Bedroom Four

12'9" x 9'8" (3.9m x 2.95m)

Currently used as an office, double glazed window to the front aspect. Radiator.

## Bedroom Five

9'10" x 9'6" (3.02m x 2.9m)

Double glazed window to the rear aspect, overlooking the rear garden. Picture rail and radiator.

## Refitted Bathroom

Recently refitted with a white suite comprising, panelled "P" shaped bath with glazed screen, mixer tap and partially tiled walls. Pedestal wash hand basin with tiled splashback and low flush WC. Chrome "ladder" style radiator.

## Outside

The rear garden is a particular feature of this property. Patio area adjoins the property providing ample space for garden furniture and enjoying the tranquillity. Steps lead down to the substantial rear garden predominantly laid to lawn with hedge and link fencing boundaries. With fruit trees, a small pond feature and the potential for a vegetable patch, this garden provides a wealth of options. Outside lighting and power point.

To the front of the property is driveway parking, with a power point, the fore garden is predominantly laid to lawn.

## 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

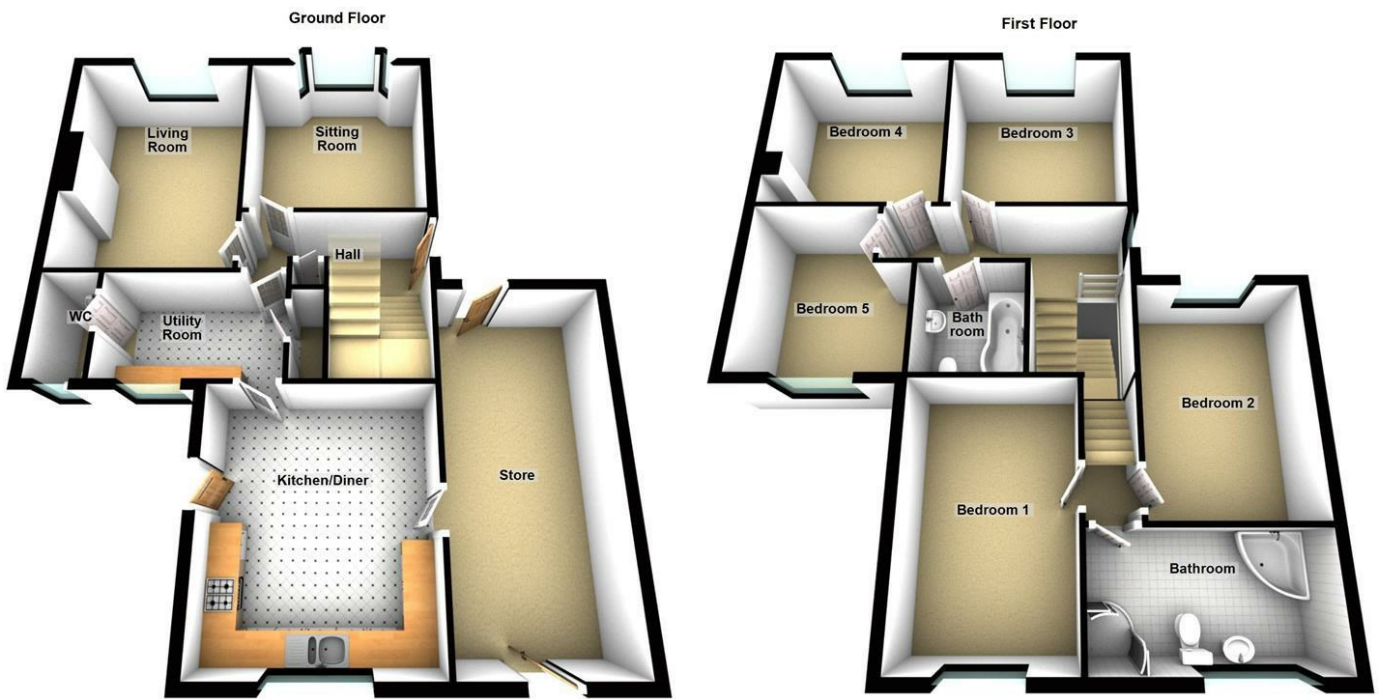
Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.







# Floor Plan



20 Players Avenue, Malvern

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