



Offers In Excess Of £350,000

3 Bedroom Semi-Detached House for sale
117 Woodfarm Road, Malvern





Overview

This extended and beautifully modernised 3-bedroom family home, with 2 bathrooms, garden and parking, enjoys glorious views over the golf course and the fields beyond. Woodfarm Road is a small, quiet cul de sac, in the heart of Great Malvern, just off the Hanley Road, B4209, and next to the Worcestershire Golf club.



Key Features

- Glorious views over the Golf course and beyond
- Modernised and refurbished to a high standard
- Large Open plan Kitchen /breakfast room, opening onto Garden
- Enclosed North East Garden, with substantial decking and views
- Semi Rural , setting in the heart of Great Malvern
- Large Dual aspect lounge with modern inset fire and wall TV fittings
- Separate Family /Snug /office room
- Drive parking for up to 3 cars
- Large Decked Patio area , grassed lawn, garden, with children's play area and shed storage
- 2 bathrooms









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From the street, the block paved drive way provides off street parking for at least 3 cars. You enter the property via the glazed porch and then into the large open hallway with the family room to your left, and the large dual aspect lounge to your right.

This beautifully decorated room has the modern inset electric fire, hard flooring and sliding doors into the garden decking.

Back in the hall you have the door to the recently refitted, grey gloss breakfast kitchen, which faces the garden and field views.

There are also French doors into the garden from here too.

There is storage under the stairs and the present owners have turned the cloakroom into a spacious downstairs shower and utility room, with additional storage in modern denim blue with light worktops.

The garden, which overlooks the golf course, is perfect for a family, with the two areas of decking, children's soft ground areas and lawned central space.

Back in the house and on the first floor, you find the 3 carpeted bedrooms and modernised family bathroom, with over bath shower and extra wide



modern sink unit. This bathroom is really light and inviting, due to having dual aspect windows as well.

7' 3" x 5' 4" (2.22m x 1.63m)

There are two large double rooms, both with inset storage areas, the larger room, being to the front of the house, the second facing the back. The third single room, faces the front of the house and has storage over the bulk head too.

With over 104 squared metres of living space, this is a house to be seen, in the heart of Great Malvern, close to main roads and near to Malvern Wells Primary, EWE need to book to view.

Lounge

12' 1" x 21' 11" (3.70m x 6.70m)

Breakfast Kitchen

18' 4" x 8' 10" (5.60m x 2.70m)

Family room/Snug

9' 3" x 9' 0" (2.84m x 2.76m)

Utility / Shower Room

9' 1" x 6' 10" (2.79m x 2.10m)

Bedroom 1

11' 3" x 10' 1" (3.44m x 3.09m)

Bedroom 2

11' 1" x 8' 7" (3.38m x 2.62m)

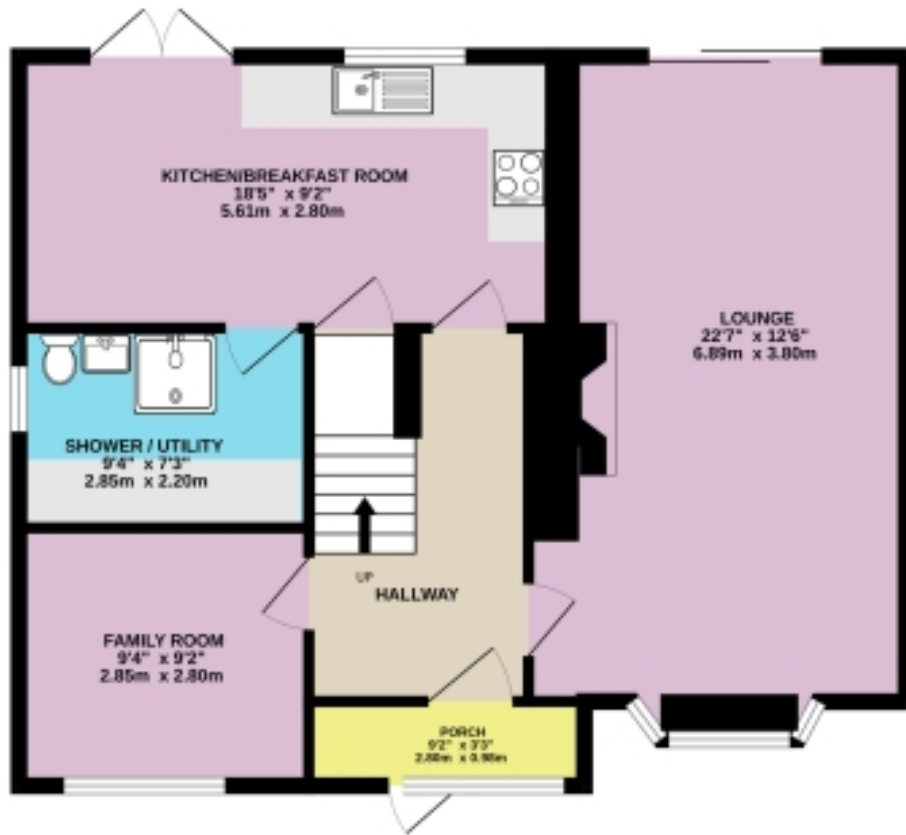
Bedroom 3

11' 1" x 8' 7" (3.38m x 2.62m)

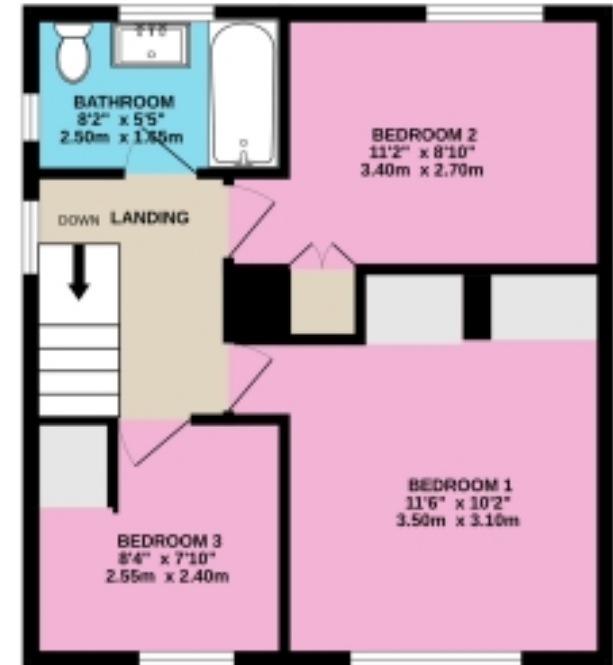
Family Bathroom

Floorplans

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



3 BEDROOM , SEMI DETACHED, 2 BATHROOMS & FAMILY ROOM

TOTAL FLOOR AREA : 1119sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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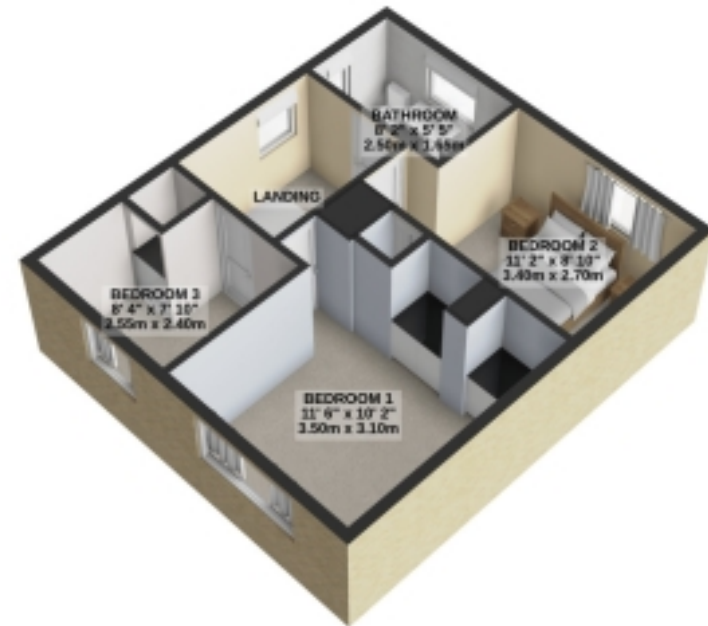


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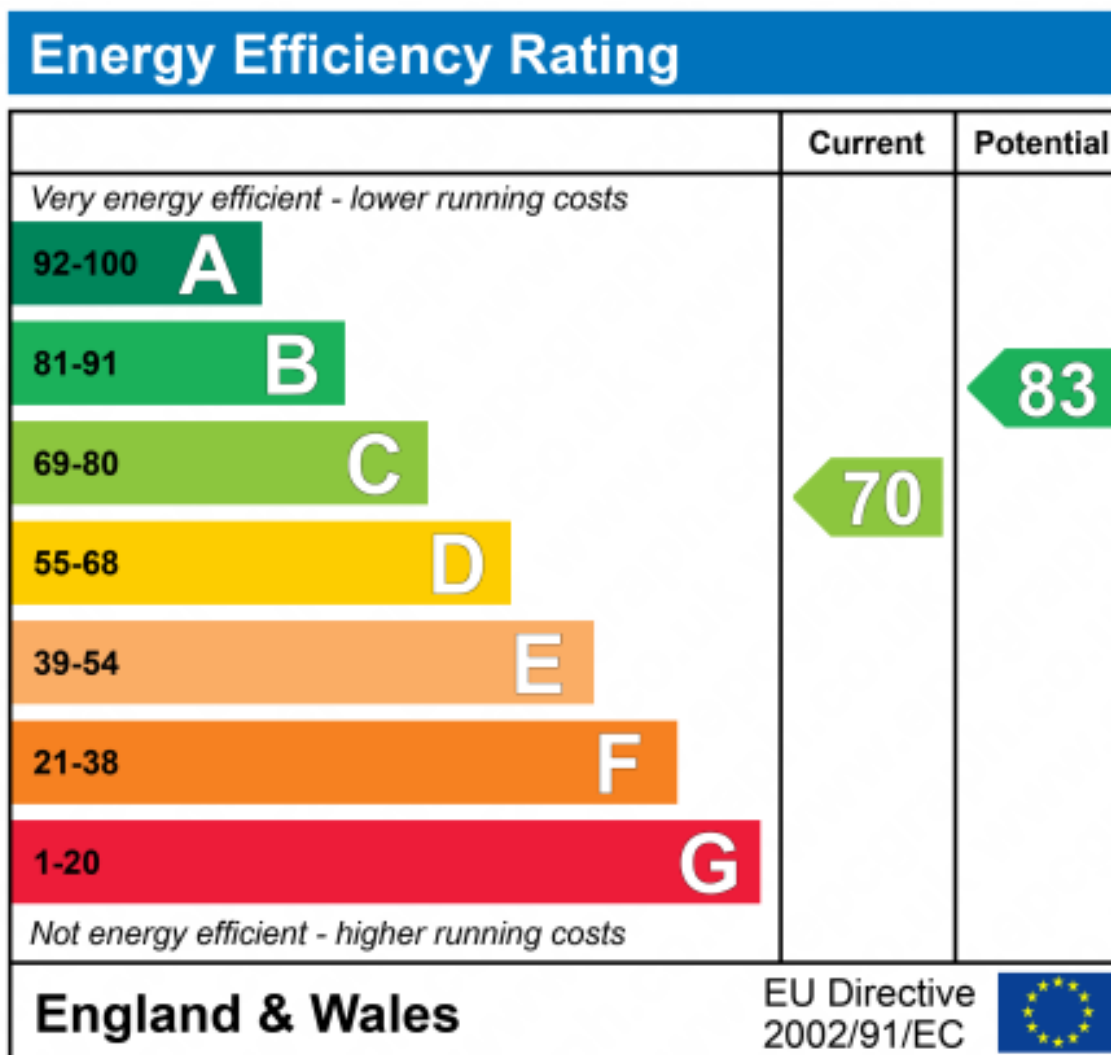
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