



Bracken Way | | Malvern | WR14 1JH

£220,000

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Nestled in the charming area of Bracken Way, Malvern, this delightful house offers a perfect blend of modern living and comfort. Built in 2013, the property spans an inviting 592 square feet, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a well-proportioned reception room, which serves as a versatile space for relaxation and entertaining. The house features two comfortable bedrooms, providing ample space for rest and privacy. The bathroom is thoughtfully designed, catering to all your daily needs.

The location in Malvern is particularly appealing, known for its picturesque surroundings and vibrant community. Residents can enjoy the nearby amenities, including shops, parks, and excellent transport links, making it easy to explore the beautiful countryside or commute to nearby towns.

- 2 cosy bedrooms
- Spacious reception room
- Charming house style
- Close to local amenities
- Ideal for small families
- Modern bathroom
- Built in 2013
- Located in Malvern
- 592 sq ft of space
- Viewing recommended

Kitchen

11'11" x 11'0" (3.6m x 3.4m)

The kitchen features a modern layout with white cabinets and wood-effect work surfaces. It is well-equipped with a built-in oven and gas hob, a washing machine, and a large black fridge freezer. The space is brightened by a window above the sink and a door leading outside, all set against light wood flooring that complements the clean and practical design.





Living Room

13'2" x 11'11" (4.0m x 3.6m)

The living room is a welcoming space fitted with soft carpeting and highlighted by a bold blue feature wall that adds character. Natural light floods in through double doors that open into the conservatory, creating a bright and airy atmosphere. The room comfortably accommodates a large L-shaped sofa, while the staircase and storage cupboard are neatly integrated along one wall, maintaining a sense of openness and flow.

Conservatory

10'2" x 8'10" (3.1m x 2.7m)

The conservatory is a delightful extension with a pitched glass roof and windows on three sides, filling the room with natural light. It offers a pleasant view over the garden and features French doors that open out onto a paved patio area. The space is currently arranged with a dining table and chairs, making it an ideal spot for enjoying meals in a bright and airy setting.

Bedroom

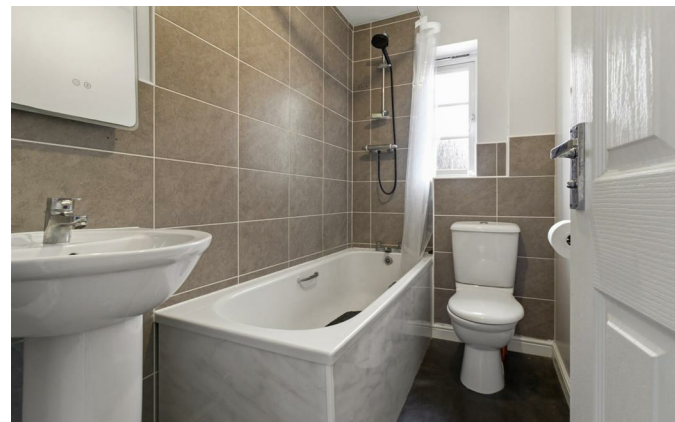
11'11" x 9'11" (3.6m x 3.0m)

The main bedroom is a comfortable and bright room with neutral carpeting and two windows dressed with simple curtains, allowing plenty of daylight to fill the space. It easily accommodates a double bed, bedside tables, and a dressing table, creating a peaceful retreat with ample room for personal touches.

Bedroom 2

7'10" x 7'0" (2.4m x 2.1m)

The smaller bedroom is cosy and bright with a single window and neutral carpeting, suitable for a child's room, guest room, or a home office space. The room's compact dimensions make it a practical secondary bedroom.



Bathroom

The bathroom is fitted with a white suite including a bath with a shower fitting above, a pedestal sink, and a toilet. The walls around the bath are tiled in a warm beige tone, complementing the dark flooring and providing a clean, modern finish. A window offers natural light and ventilation.

WC

The ground floor WC is neatly presented with a white toilet and corner basin, alongside a small radiator. The walls are painted white and the flooring is a wood-effect laminate, creating a practical and fresh space for guests.

Rear Garden

The rear garden is well-maintained with a generous lawn bordered by raised flowerbeds and a paved patio area adjacent to the conservatory. A wooden pergola over a decked seating area provides a charming focal point and additional outdoor living space, ideal for relaxing or entertaining. The garden is enclosed by timber fencing, providing privacy and a safe environment for children or pets.

Important Notice

All enquiries are subject to qualification. Viewings will be arranged for applicants who are in a position to proceed. Proof of funds and/or a mortgage agreement in principle may be requested prior to confirming a viewing or accepting an offer. In line with Anti-Money Laundering (AML) regulations, all applicants will need to complete identification and verification checks before a sale can be agreed.

Buyers are responsible for satisfying themselves as to the condition, suitability, tenure, boundaries, services, planning permissions, and any other matters relating to the property, and should rely on their own legal adviser, surveyor, and any independent professional checks before proceeding with a purchase.

If you are thinking of selling your property, please contact us for a free, no-obligation market appraisal and advice.





Council Tax Band **B** EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

58, London Road Worcester
Worcestershire
WR5 2DS
01905 935958
hello@yourpropertybox.co.uk
www.yourpropertybox.co.uk