



**2, Malvern View**

**Stonepit Lane, Inkberrow**

**WR7 4ED**

**Guide Price**

**£895,000**



## Final Plot on this Development - Ready Summer 2025

Available to reserve off plan, this 3 bedroom 3 bathroom dormer bungalow enjoying a south facing garden and having glorious views. There is approximately 1800 sq ft of accommodation and is built by the renowned Lockley Homes, this property also enjoys a double garage and sits in approximately 1/4 of an acre.

On the ground floor a magnificent kitchen, dining family room with a vaulted ceiling, utility, separate sitting room, and bedroom suite. On the first floor there a galleried landing/ study area with full height views and 2 further bedroom suites both having ensuites.

Inkberrow is a popular village in Worcestershire, occupying an ideal rural location between Worcester (12 miles), Redditch (8 miles) and Alcester (6 miles), with public transport links to all towns and a daily bus service to schools in Worcester. The landscape is ideal for walking, cycling, rambling, or horse-riding. In addition, Inkberrow is a well-equipped village with a local shop, post office, public houses, school, doctors' surgery, and village church. In the Cotswolds, the National Trust gardens at Hidcote, and the Trust's wonderful Snowhill Manor, are both within 30 minutes drive.

### Room Sizes

#### Kitchen/Diner/Family Room

11.0m x 3.9m | 36'4" x 12'7"

#### Utility

2.4m x 1.8m | 7'9" x 6'0"

#### Living Room

3.6m x 4.8m | 11'7" x 16'0"

#### WC

1.60m x 1.3m | 5'4" x 4'4"

#### Bedroom 3

3.5m x 3.6m | 11'4" x 11'8"

#### Master Bedroom

3.8m x 5.4m | 11'7" x 17'6"

#### Master Ensuite

1.8m x 2'5" | 5'8" x 8'3"

#### Bedroom 2

3.6m x 5.4m | 11'7" x 17'6"

#### Ensuite 2

3.0m x 1.9m | 10'0" x 6.3"

### Proposed Malvern View Specification

Impeccable taste, supreme quality and incredible attention to detail characterise the interiors of Malvern View.

#### **Kitchen and utility**

- Painted shaker style cabinetry with soft-closing doors and drawers
- Stone worktops, upstands and splashback to hob area
- Ceramic under-mount sink with brushed chrome tap
- Siemens integrated multi-function oven & Siemens touch operated induction hob
- Siemens integrated combination microwave oven
- Siemens wall mounted extractor hood

- Caple integrated fridge/freezer
- Caple integrated dishwasher
- Caple premium integrated under-counter dual zone wine cooler
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink
- Plumbing and electrics ready for washing machine and tumble dryer

#### **Bathroom, en suites and WC**

- Villeroy & Boch white sanitaryware and luxurious vanity units
- Traditional towel ladder radiators in a chrome finish
- Shaver sockets in a chrome finish
- Ceramic/Porcelain wall and floor tiling from Porcelanosa

#### **Interior finishes**

- Feature staircase with oak handrail, oversized oak newels & frameless glass balustrades
- Matt paint finish to all ceilings and walls
- Herringbone Karndean flooring to all entrance hallways, WC's and utilities
- Large format porcelain floor tiling to kitchen/dining/family rooms
- Oak pre-finished internal doors (glazed doors to selected rooms)
- Door fittings, light switches and sockets in a brushed chrome finish
- Glazed bi-fold and French doors where indicated on floorplans
- Bespoke fitted wardrobe with painted timber frame and soft-close hinged doors to master bedrooms only
- Luxury silken carpets are chargeable as an upgrade

#### **Heating, Electric and Lighting**

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor
- Worcester Bosch boiler (mains gas)
- Smart low energy Dimplex hot water cylinder fitted in AC cupboard
- Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites
- TV points to all bedrooms, living room, dining/family area and study (where applicable)
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial
- Master BT telephone point fitted to all homes
- Fitted electric fire place or log burner with natural stone surround and hearth can be fitted as a chargeable upgrade
- PV Solar Panels can be fitted to all homes as a chargeable upgrade

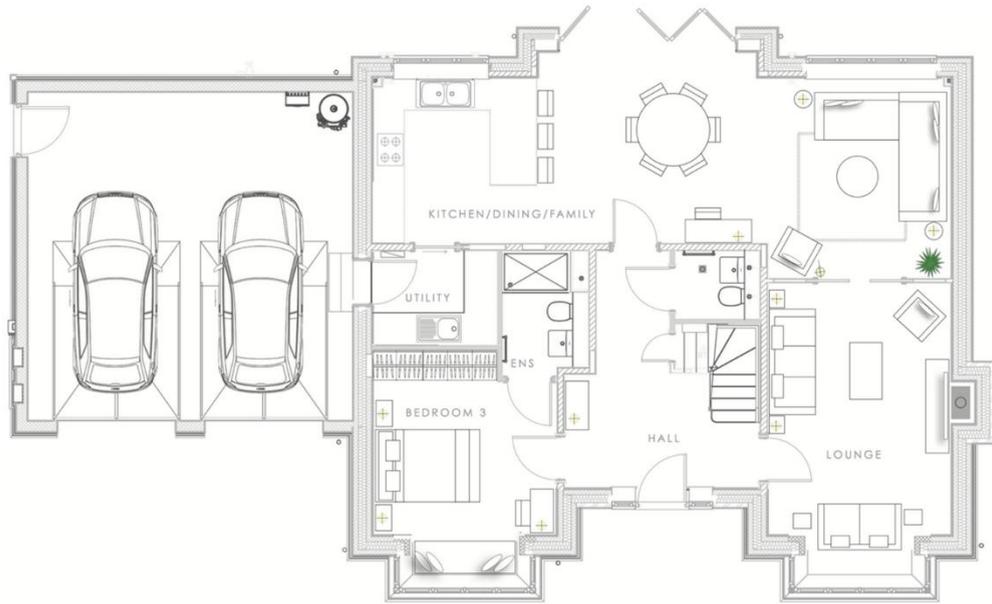
#### **Exterior finishes**

- Electric car charging points provided to all homes
- Turfed garden areas with paved patios and pathways as shown on site plan
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only)
- External waterproof socket and tap to rear of property
- Private garage with power and light

#### **Security and warranty**

- Two-year Homeowner Warranty from Lockley Homes
- Ten-year Premier Structural Warranty
- Multi-point locking mechanisms to external doors
- Security alarms to all homes

**Disclaimer:** Please be aware that the external images shown are computer generated and the internals are of former Lockley Homes show home and are for indicative purposes only.



Ground Floor



First Floor