

4 Spruce Close | Leigh Sinton | Malvern | WR13 5FD

Offers Over £255,000

YOUR PROPERTY BOX.
ESTATE AGENTS

4 Spruce Close | Leigh Sinton
Malvern | WR13 5FD
Offers Over £255,000

Nestled in the charming village of Leigh Sinton, this delightful two-bedroom house offers a perfect blend of modern living and natural beauty. Built in 2018, the property spans an impressive 678 square feet, providing ample space for comfortable living.

As you step inside, you will find a well-designed layout that maximises both space and light. The property features two generously sized bedrooms, ideal for families or those seeking a guest room or home office. The contemporary design ensures that every corner of the home is both functional and inviting.

One of the standout features of this property is the outside space, which is perfect for enjoying the fresh air and the picturesque surroundings. Imagine relaxing in your own garden or entertaining friends during the warmer months.

- Spacious two-bedroom house
- Easy access to Worcester
- Enjoy gorgeous local walks
- Chain free property
- Located in Leigh Sinton
- Close to Malvern amenities
- Viewing recommended

Front Exterior
The exterior of the property showcases a modern, red-brick semi-detached home with a pitched roof and white-framed windows. The front features a small shrubbery and a paved path leading to a black front door under a porch canopy. A driveway runs alongside, providing off-street parking and access to a detached single garage.

Hallway
An inviting entrance hall with a contemporary dark teal accent wall and light flooring leads you into the heart of the home. The space is bright and airy, complemented by clean white doors and modern fixtures, creating a welcoming introduction to the property.

















Lounge Diner
12'6" x 14'9" (3.82m x 4.49m)
This bright and spacious lounge diner enjoys a neutral palette and plush carpeting, creating a cosy yet elegant setting. French doors open out onto the rear garden, flooding the room with natural light and providing easy access to the outdoor space. The room comfortably accommodates a large corner sofa and a stylish wooden coffee table, with space for additional furnishings.

Kitchen
5'0" x 10'11" (1.53m x 3.32m)
The kitchen features sleek white cabinetry paired with dark counters, creating a modern and functional space. Under-cabinet lighting enhances the workspace, while integrated appliances such as a gas hob and oven provide all the essentials. A window above the sink allows natural light to brighten the room, which is finished with light flooring that complements the overall look.

W.C.
2'11" x 6'2" (0.90m x 1.89m)
A compact yet practical ground floor WC with white fixtures and tasteful tiling. This convenient space includes a toilet and a small window for ventilation, positioned neatly tucked beneath the stairs to maximise the use of space.

Landing
The first-floor landing is a light and open space with carpeted flooring and white walls. It provides access to the bedrooms and bathroom, creating a seamless flow throughout the upper level of the home.

Main Bedroom
12'5" x 8'10" (3.79m x 2.70m)
The main bedroom is a calm and restful retreat with a soft carpet underfoot and neutral decor. It comfortably fits a double bed with bedside tables either side, and a window allows natural light to fill the room, creating a peaceful atmosphere.

Bedroom 2
10'4" x 9'5" (3.15m x 2.86m)
Bedroom 2 is a bright and versatile room, ideal for use as a guest room or home office. It features light carpeting and walls, with a window to invite daylight and built-in storage for convenience.

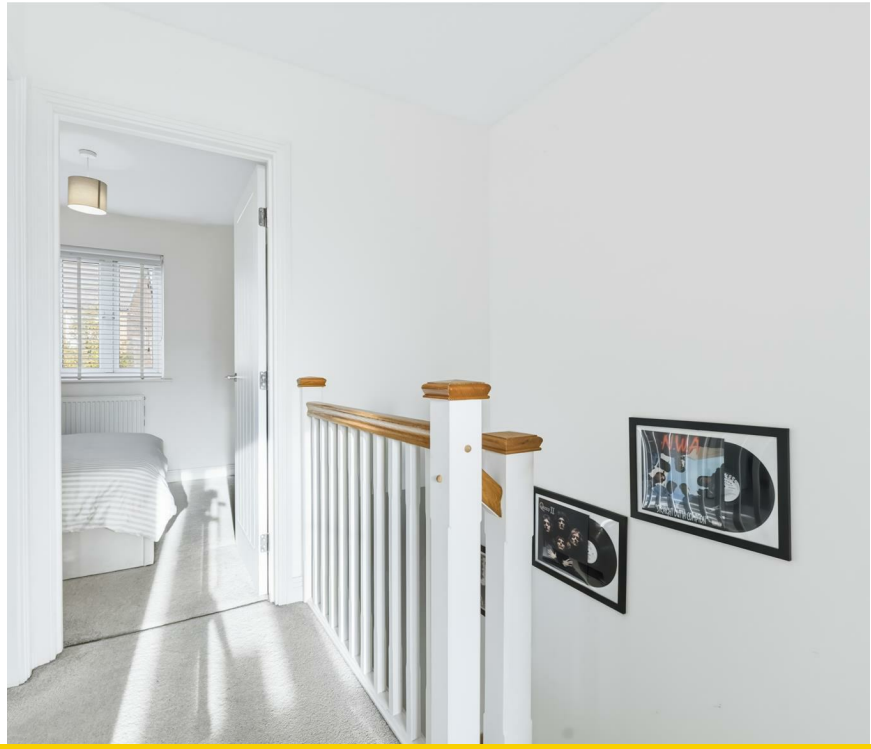
Bathroom
5'5" x 6'9" (1.66m x 2.07m)
The bathroom offers a modern, fresh design with light tiling and a bath fitted with a shower screen and overhead shower. A white basin is set on a grey vanity unit for storage, and a window provides a natural source of light and ventilation.











Rear Garden
The neat rear garden is fully enclosed by wooden fencing and includes a paved patio area ideal for outdoor seating and dining. The lawn is well-maintained, and the garden offers an inviting outdoor space for relaxation or entertaining.

Surrounding Area
The surrounding neighbourhood offers scenic views over greenery and open countryside, with a peaceful residential setting characterised by neat brick-built homes, gardens and winding roads.

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.

Listing Disclaimer
These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no guarantee or warranty is given and all details should be independently verified by any interested party. Measurements, floorplans, descriptions, and photographs are provided for guidance purposes only and may not be to scale.
Please note that some marketing images used within this listing may have been enhanced and/or generated using artificial intelligence to help illustrate the property's potential, appearance, or lifestyle setting. These images are for indicative purposes only and may not represent the property exactly as seen in person.
Prospective buyers/tenants are advised to carry out their own inspections, surveys, and due diligence before proceeding.

Thinking of Selling?

If you're considering selling your home in Worcester or the surrounding area, our team at Your Property Box would love to help.
We combine expert local knowledge with a modern, personal approach, helping you achieve the best result while offering our touch in every step of the process.
Contact us today to arrange your free property valuation and see how we can make your move that little bit easier.





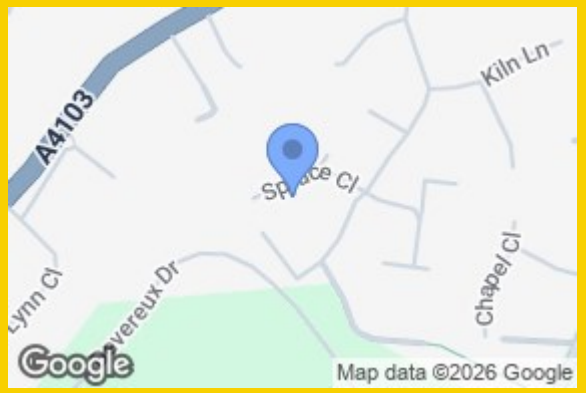




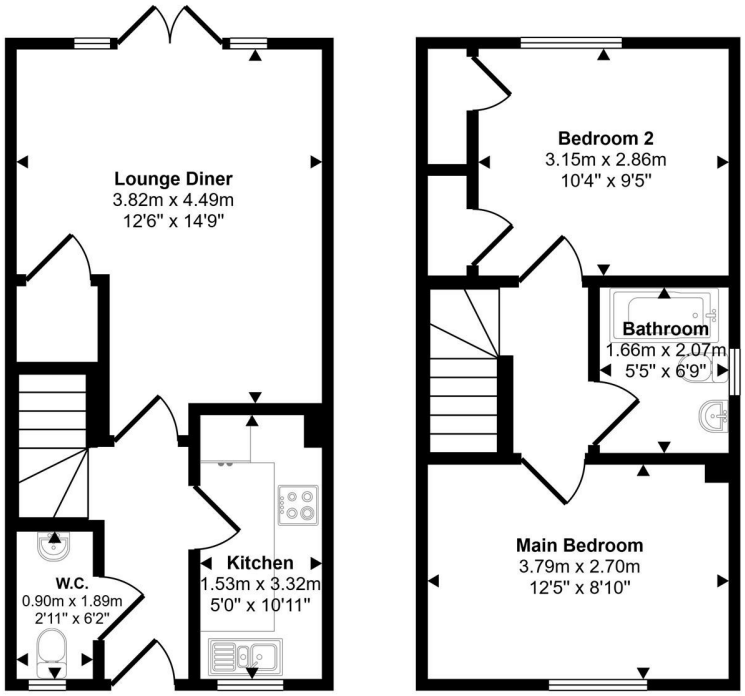








Approx Gross Internal Area
60 sq m / 650 sq ft

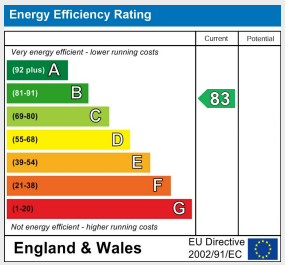


Ground Floor
Approx 30 sq m / 326 sq ft

First Floor
Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band **C** EPC Rating **B**



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