



Poppy Cottage 38 Crown Lea Avenue Malvern, WR14 2DP

Located in a popular residential area, this delightful detached bungalow offers a perfect blend of comfort and modern living. Recently fully refurbished, the property boasts a fresh and inviting atmosphere, making it an ideal home for those seeking a peaceful retreat.

Upon entering, you will find a spacious Living Room with a newly installed woodburner, that serves as the heart of the home, providing a warm and welcoming space for relaxation and entertaining. The bungalow features an upgraded Kitchen with pantry, two well-proportioned Bedrooms and a contemporary Shower Room.

One of the standout features of this property is the larger than average rear garden, which presents an excellent opportunity for outdoor enjoyment. Additionally, the property includes driveway parking and garage.

Guide Price £345,000

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Covered Porch

Covered porch, with tiled flooring, leads to the Front Door

Entrance Hall

Part glazed door opens into the Entrance Hall. With doors off to all rooms, oak flooring and door to the Airing Cupboard housing Worcester combination boiler with shelving below. Coving to ceiling and access to loft space via hatch.

Living Room

17'0" x 13'5" (5.2m x 4.1m)

A spacious bright living room with a particular feature being the newly installed woodburner inset to the chimney with a slate hearth and wooden mantle over. Large double glazed bay window to the rear aspect overlooking the extensive garden. Two radiators.

Kitchen

12'11" x 11'9" (3.94m x 3.6m)

The re-fitted kitchen now comprises base level units with working surfaces, composite sink unit with drainer and chrome mixer tap. Rangemaster double oven with five ring gas hob, double glazed windows to the side and front aspects providing stunning views towards the Malvern Hills. Door to the Pantry housing shelving and window to the side aspect., door to a further cupboard. Part glazed door leads to the Side Lobby.

Bedroom One

13'5" x 13'1" (4.1m x 4m)

A generous size room with double glazed window to the rear aspect, overlooking the rear garden. Stripped wooden floorboards, radiator.

Bedroom Two

13'5" x 11'1" (4.1m x 3.4m)

Double glazed window to the front aspect providing views over the fore-garden and towards the Malvern Hills. Wooden flooring and radiator.

Shower Room

This re-fitted Shower Room now comprises a double walk-in shower with waterfall effect shower head and an additional attachment. Circular sink unit with chrome mixer tap and low flush WC. Fully tiled walls and ceiling, extractor to ceiling and radiator. Obscured double glazed window to the front aspect.

Side Lobby

Part glazed door to the front of the property and part glazed door leads to the rear of the property. Doors off to the WC, Garage and Utility.

Utility Room

With space and plumbing for a washing machine and space for a

further appliance with working surfaces above. Light, power and shelving.

Garage

20'11" x 9'2" (6.4m x 2.8m)

With up and over door to the front aspect. Window to the rear aspect, power and lighting.

Outside

From the side Lobby, steps descend to the Rear Garden. The garden is larger than average, predominantly laid to lawn but the current vendors have planted numerous fruit trees and shrubs and created a vegetable garden with greenhouse. The garden is encompassed by hedging, creating privacy. With an outside tap, a footpath leads to the front of the property and also to a door providing access to a sizeable under-croft, perfect for storage.

The Fore-Garden benefits from fruit trees and an abundance of shrubs, flowers and plants to create an array of colour, thoughtfully replanted by the current vendor. Driveway parking leads to the Garage, with gated side access to the rear of the property.

Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via 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.

Disclosure

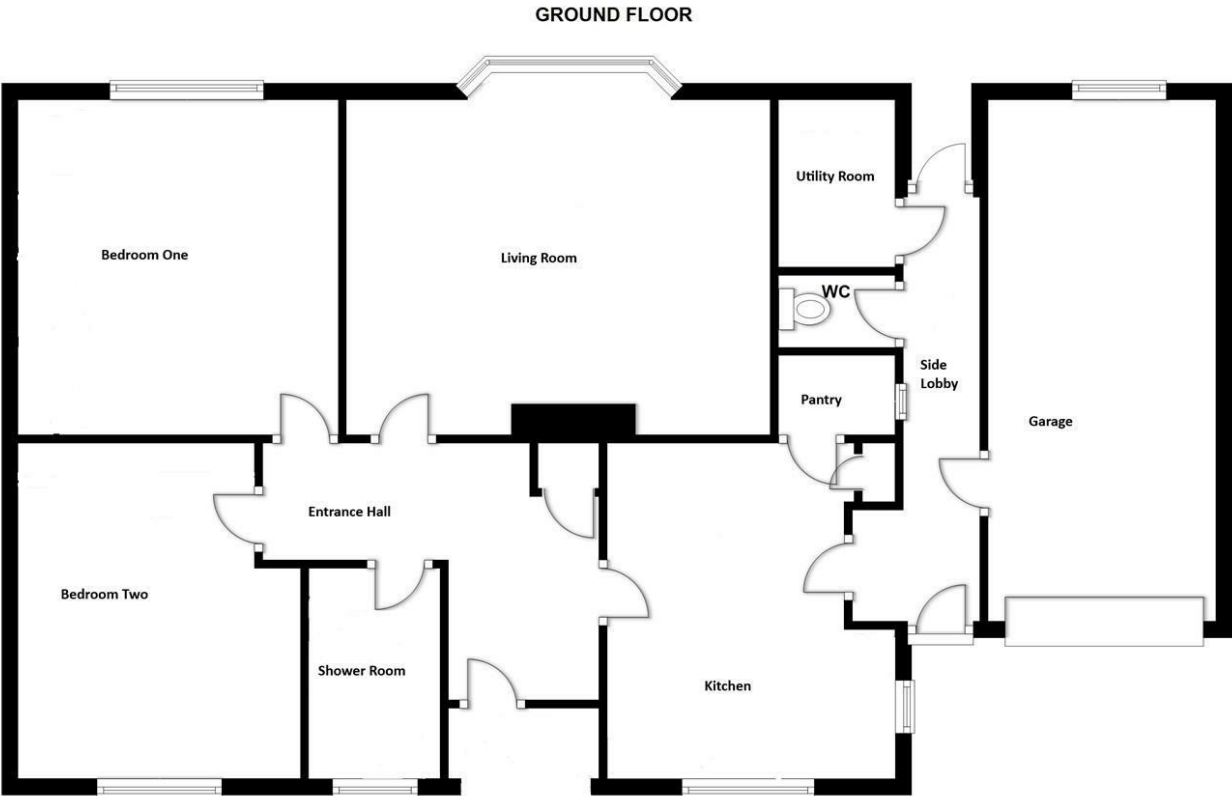
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Floor Plan



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