



Hamilton, 7, Poplar Gardens, Malvern, WR14 1WE

**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



## Poplar Gardens, Malvern, WR14 1WE

An immaculately presented three double bed roomed house (1377sq ft) situated in a popular residential cul de sac on the edge of Malvern. This highly efficient modern home offers luxurious accommodation comprising: canopy porch, entrance hall, sitting room with focal fireplace, 26' dining/family room open plan with kitchen - now having bi-fold doors, cloakroom, main bedroom with ell fitted dressing room and full en-suite, two further double bedrooms, full main bathroom. Further benefits include; NHBC guarantee (5 years remaining), gas central heating, double glazing, integral garage and block paved driveway. The crowning glory is the beautifully landscaped, generous rear garden. Viewing a must to appreciate the size and specification of this superb home.



### ENTRANCE

Double glazed front door opening into:

### HALLWAY

Radiator, Amtico flooring, door to under stairs cupboard with light and power, power points, door to:

### GUEST WC 5'6" x 2'9" (1.68m x 0.85m)

Ceramic hand basin on vanity unit, close coupled WC, radiator, obscure double glazed window, contemporary tiling, downlighters, Amtico flooring.

### LIVING ROOM 16'10" x 10'0" (5.14m x 3.06m)

Front facing double glazed window, stone fireplace and hearth with inset log effect fire, radiator, power points, television point.

### OPEN PLAN KITCHEN AND FAMILY ROOM

Amtico flooring, large bi-fold doors onto the garden, space for dining table and chairs and a sofa, upright radiator. To the kitchen end is a peninsular work top with cupboards under and breakfast bar, and further radiator, integral dishwasher, integral fridge and freezer, full length cupboard, built-in Bosch combi microwave/convection oven and grill, built-in Bosch oven, fitted wall and base units, five burner gas hob, wall mounted units and drawers, cupboard housing Ideal Logic gas central heating boiler (regularly serviced), door to garage.

### FIRST FLOOR LANDING

Front facing double glazed window, galleried landing with space for study area, power points, access to boarded loft space with ladder, cupboard housing the pressurised water system and storage space.

**MASTER BEDROOM SUITE 12'0" x 12'9" (3.66m x 3.89m)**

Generous bedroom with twin facing double glazed window offering rural views over the garden, radiator, power points, television point and door to:

**DRESSING ROOM 8'8" x 9'1" (2.66m x 2.79m)**

Side facing obscure double glazed windows, radiator, power points, comprehensive range of wardrobes and drawers (Hammonds) and door to:

**ENSUITE BATHROOM 8'0" x 9'1" (2.46m x 2.79m)**

Front facing double glazed windows, panelled bath, ceramic basin inset into vanity unit, close coupled WC, shower cubicle with sliding doors, extractor unit, radiator, contemporary tiling, Amtico flooring.

**BEDROOM TWO 10'11" x 13'9" (3.34m x 4.21m)**

Rear facing double glazed windows with lovely outlook, built-in wardrobes (Hammonds), radiator, power points.

**FAMILY BATHROOM 6'10" x 10'5" (2.09m x 3.19m)**

Front facing double glazed obscure glass window, contemporary tiling, wall mounted ceramic basin, panelled bath, shower unit with sliding glazed doors, ladder style radiator, Amtico flooring.

**BEDROOM THREE 10'11" x 10'5" (3.34m x 3.19m)**

Another generous double bedroom with front facing double glazed window, radiator, power points.

**GARAGE**

Side door opening into garage, power points and plumbing in garage, up and over door to the front and fire door into the kitchen.

**DIRECTIONS**

From the centre of Great Malvern leave in a northerly direction along the Worcester Road, before entering Malvern Link and just passing the railway station turn left into Howsell Road. Follow Howsell Road for some time going straight over the mini roundabout into Upper Howsell Road which in turn leads on to Tanhouse Lane. Turn right just past the Co-op into Eastward Road. Continue straight on where Eastward Road continues into Poplar Gardens where the property can be found on the left hand side.

For more information or to book a viewing, please call the Malvern office on 01684 561411.

**EXTERNAL**

The rear garden has been beautifully landscaped and well planted and maintained. It is of a good size and fully enclosed with a lovely brick wall to the bottom and fencing to both sides. It is essentially laid to lawn with well stocked borders and beds, a walk-through shed that leads into a storage area and provides access to the front of the property. There is a lovely water feature and a generous patio area.

**RESIDENT MANAGEMENT COMPANY**

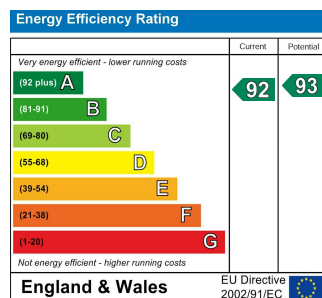
The annual service charge is £286 per annum.



TOTAL FLOOR AREA : 1378sq.ft. (128.0 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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## EPC



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