



**74 Broadlands Drive**  
Malvern, WR14 1PW

**Andrew Grant**

# 74 Broadlands Drive

Malvern, Worcestershire, WR14 1PW

4  2  3 

**Offers in Excess of £435,000**

A traditional family home situated in Malvern, offering ample parking space and a versatile layout of accommodation, with rear views of the Malvern Hills and easy access to countryside walks and bridle paths.

## Key features

- No onward chain
- Traditional family home
- Expansive living room
- Open-plan kitchen dining room
- Convenient utility room
- Study / home office
- Ground floor shower room
- Landscaped rear garden
- Secure parking and attached garage
- Loft conversion and side extension (STPP)

Freehold / 1,558 sq ft





### **The Front**

74 Broadlands Drive is accessed through double wooden gates that lead onto a block-paved driveway, offering ample parking space suitable for various vehicles, including caravans and motor homes. The driveway is securely enclosed at the front with a fenced boundary that includes both a pedestrian gate and vehicular access.

Additional parking is available on the other side of the fence, making this setup ideal for those with multiple vehicles. The driveway continues along the side to the attached garage.

Adjacent to the driveway, there is a well-stocked flower bed filled with a variety of shrubbery and perennials, providing colour and interest throughout the year. The other side of the driveway is similarly flanked by a bed of mature shrubbery, where gated access leads to the rear garden. The frontage is well screened, offering privacy and seclusion for the residents.



### **The Kitchen Dining Room**

Step through double doors into the porch, where another door opens onto a welcoming hallway. At the end of the hallway, discover a spacious dining room that is open-plan to the kitchen. The dining room offers ample space for a table and chairs, a side-facing window with stained glass accents and access to a handy pantry-style cupboard.



Wood-effect laminate flooring extends into the kitchen, which is equipped with wooden wall and base units, ample worktop space, a sink with drainer and mixer tap. Integrated appliances include an oven, hob and extractor. An internal window and glazed doors connect to the conservatory.



### **The Conservatory**

The conservatory is bathed in natural light, thanks to the expansive windows, and the warm wooden panelling and brick walls create a cosy, rustic ambiance, perfect for morning coffee or evening unwinding. It also provides access to the rear garden and utility room, featuring base units and space for appliances.

### The Living Room

The living room is accessed from the dining room. The living room features a fireplace with a Cotswold-style stone surround and a tiled hearth at its focal point. A ceiling rose and a stained-glass window add charm. It is enhanced by dual aspects, including a large window overlooking the garden and sliding patio doors that bring the outdoors in during the summer months.

At the front of the property there is a useful study featuring dual aspect windows, providing a light-filled space ideal for home workers.





### **The Shower Room**

This convenient ground floor shower room serves both residents and guests, featuring a low-level WC, washbasin set atop a vanity unit, shower cubicle, tiling to the walls and an obscure-glazed window for light and privacy.





### **The Master Bedroom**

On the first floor, a spacious double room features dual aspect windows with views of the Malvern Hills, complemented by a bank of fitted wardrobes offering ample storage space.



### **The Remaining Bedrooms**

Bedroom two is a generously sized double room featuring windows on both the front and side, enhancing natural light and creating a bright, airy atmosphere. This bedroom is complemented by an extensive array of fitted wardrobes, providing ample storage space.

Bedroom three, also a double, offers a serene view of the rear garden and the Malvern Hills beyond through its large window.

Bedroom four, a spacious single room, includes a front-facing window, a convenient storage cupboard, and a built-in wardrobe, combining functionality with comfort.





## The Bathroom

Serving the bedrooms and completing the first floor accommodation, the family bathroom is equipped with a WC, washbasin, bath with shower over, fully tiled walls and an obscure-glazed window to the side aspect.



## The Garden

The rear garden has been thoughtfully landscaped to offer a variety of areas, beginning with a patio adjacent to the conservatory that extends to a decked area. Additional patios on the side and at the rear of the property provide multiple points to enjoy the sun and views of the Malvern Hills throughout the day.



Secluded from the house, the rear patio features a lovely raised bed at its centre and an arbour to the side, creating a private oasis perfect for enjoying the tranquil surroundings. At the centre of the garden, a neatly maintained lawn is surrounded by beds of shrubbery and plantings. The garden is enclosed by panel fencing and mature shrubbery, enhancing its private feel, and two sheds on the side keep garden tools neatly stored away.



### **Location**

Broadlands Drive is a sought-after and well-established address in Malvern, which provides easy access to countryside walks and bridle paths.

The town centre of Malvern offers a variety of amenities, including well-stocked supermarkets, a range of dining venues and cosy cafés. Cultural enthusiasts will appreciate the renowned Malvern Theatre, while nature enthusiasts can explore the walking trails that crisscross the hills and picturesque countryside.

Malvern seamlessly blends rural tranquillity with exceptional connectivity, encapsulating the best of both worlds. Residents benefit from easy access to major motorways and direct train routes to vibrant cities such as Birmingham and London. This ideal combination ensures a perfect balance between the peaceful appeal of the countryside and the conveniences of urban life.

### **Agent's Notes**

The flat roof was replaced April 2024 with a 10 year guarantee.

A new boiler was fitted 3 years ago.

The loft is boarded throughout with sockets, lighting and two velux windows and could be converted, subject to planning permission.

### **Services**

The property benefits from gas fired central heating and mains gas, water and electricity.

**Council Tax Band - D**

# Broadlands Drive, WR14

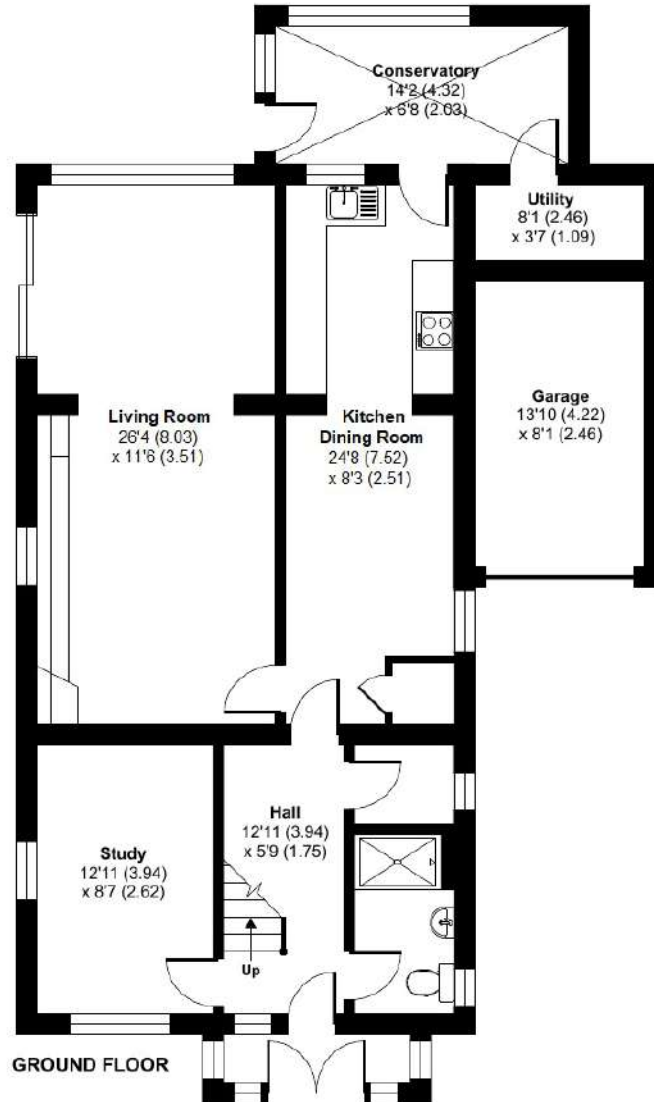
Approximate Area = 1558 sq ft / 144.7 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

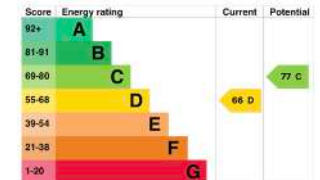
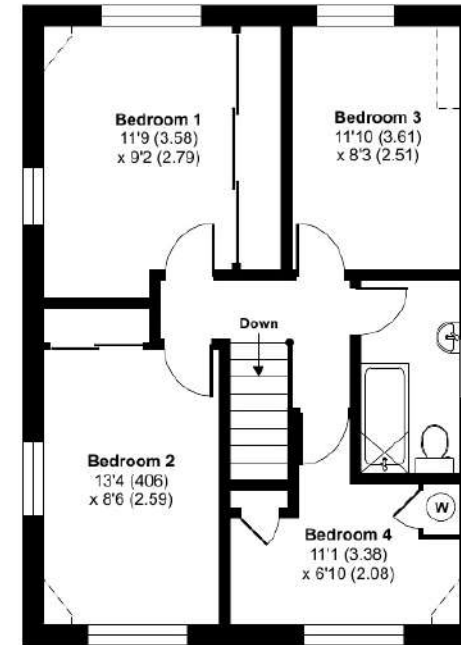
Garage = 113 sq ft / 10.5 sq m

Total = 1680 sq ft / 156 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Andrew Grant. REF: 1146473



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



**Andrew Grant**

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)