



18 Broadlands Drive

Malvern WR14 1PW

Andrew Grant



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 **3 Bedrooms**  **2 Receptions**  **2 Bathrooms**

Freehold / 1,108 sq. ft.

KEY FEATURES:

- Well-presented family home
- Views of the Malvern Hills
- Study
- Utility room
- Ground floor shower room
- First floor bathroom
- Three double bedrooms
- Generously sized rear garden
- Parking for three cars
- Summerhouse

An impressive detached family home boasting views towards the Malvern Hills, complete with a versatile layout and a spacious garden.

This beautifully presented property offers ample living space. A welcoming reception hallway introduces a spacious reception room, a modern kitchen and a ground floor shower room. An inner hallway provides access to the utility room and study, rounding out the ground floor amenities.

Upstairs, there are three double bedrooms and a well-appointed family bathroom.

Outside, the property features parking for three cars and a private rear garden.



Description

The property boasts ample off-road parking at the front, accommodating up to three cars. The driveway leads to the main entrance. An additional door opens into an inner hallway, which is part of a garage conversion. A side gate provides convenient access to the rear garden.

The spacious reception hallway features doors leading to both the reception/dining room and the ground floor shower room. A staircase ascends to the first floor, while an opening leads to the kitchen situated at the rear.

Modern and well-equipped, the kitchen boasts wall and base units topped with ample worktop space for easy meal preparation. Integrated appliances include an oven, hob, extractor hood, microwave and dishwasher. The splashbacks and flooring are beautifully tiled, and there is a charming Butler-style sink with a mixer tap and drainer. A window overlooks the rear garden, enhancing the space with natural light. Additional features include space for a tall fridge-freezer and a pantry-style cupboard next to a part-glazed door leading to the inner hallway.

With access from both the kitchen and the hallway, the reception room/dining room enjoys excellent flow throughout the ground floor. The dual aspect includes windows to the front and sliding patio doors at the rear filling the space with natural light. A log burner sits atop a tiled hearth with a brick and wooden surround, making it the focal point of the room. Spacious and well-connected to the kitchen, this room is perfect for dining and entertaining.

Conveniently located near the entrance, the shower room is ideal for residents and guests alike. It features a sleek design with a low-level WC, washbasin and shower cubicle, complemented by stylish Victorian-style tiling. An obscure-glazed window to the front provides both privacy and natural light.





The inner hallway provides access to both the front and rear of the property, as well as access to the utility room.

This practical utility room includes base units with worktops and offers ample under-counter space for a washing machine, dryer, and an additional appliance if needed. The boiler is also located here. There is a window to the rear and a door leads to the study.

Located at the front of the property, the study offers a quiet space for home workers, featuring a window facing the front.





First Floor

The window-lit turning staircase leads to a landing that grants access to the bedrooms and the family bathroom.

The master bedroom is a generously proportioned double room with a lovely view over the rear garden.

Bedroom two is a large double bedroom overlooking the rear garden, offering a tranquil view.



Situated at the front of the property is a third double bedroom enjoying a pleasant outlook.

Serving the bedrooms is a well-appointed bathroom comprising a low-level WC, washbasin and bath with shower. Victorian-style tiling adds elegance to the space, while an obscure-glazed window provides natural light.



Garden

The rear garden features a patio adjacent to the house, perfect for alfresco dining and entertaining, extending to a lawned area. The garden is also equipped with a greenhouse, summerhouse and a vegetable garden, making it an ideal outdoor space.

Services

Mains gas, electricity, water and drainage.

Electric car charging point.

Broadband is available at this property.

Council tax band - D.

Situation

Malvern captivates as a highly sought-after location, rich with a diverse array of local amenities. This town offers everything from supermarkets to a variety of dining options, cosy cafes and prestigious educational institutions, including both private and public schools. Culture enthusiasts will be thrilled by the renowned Malvern Theatre and nature lovers can take advantage of the stunning walking trails across the hills and the picturesque countryside.

Seamlessly merging rural tranquillity with exceptional connectivity, Malvern embodies the best of both worlds. Residents enjoy easy access to major motorways and direct train routes to vibrant cities such as Birmingham and London, ensuring the perfect balance of serene countryside appeal and urban convenience.

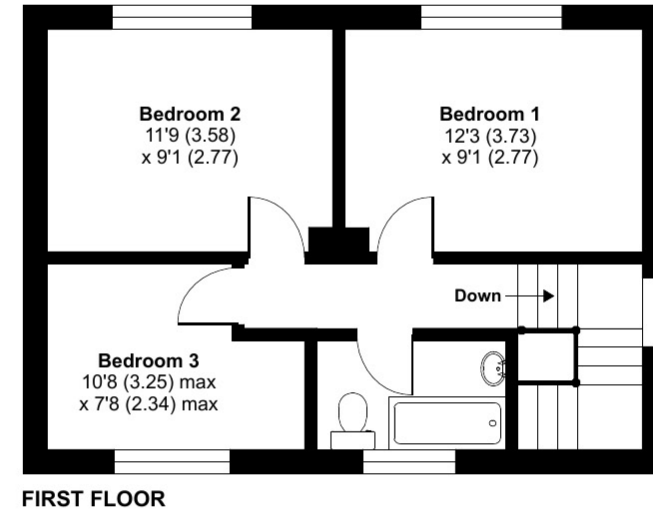
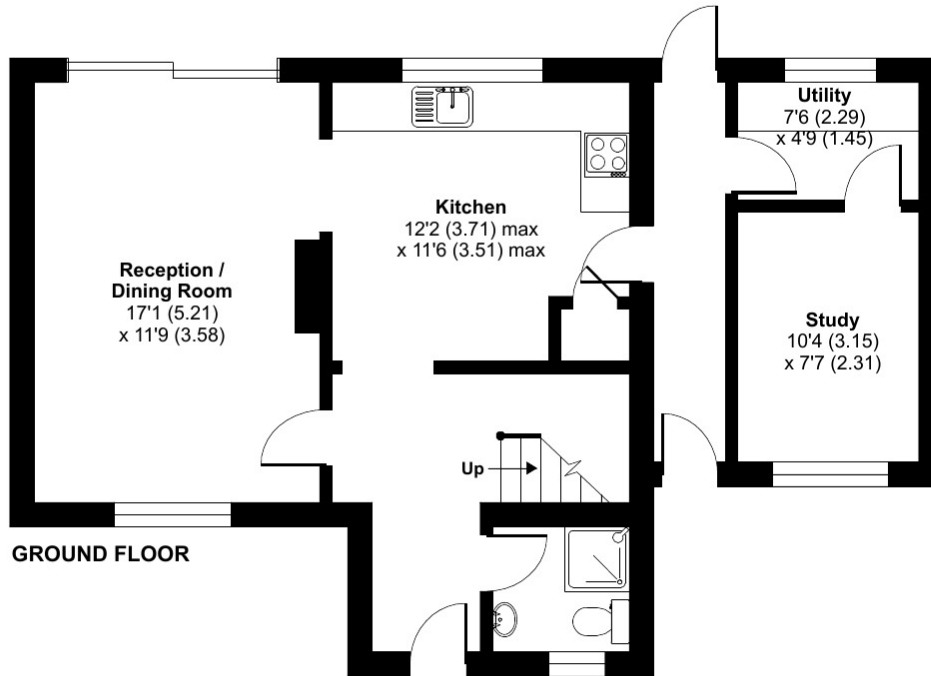




Broadlands Drive, Malvern, WR14

Approximate Area = 1108 sq ft / 102.9 sq m

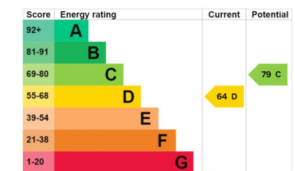
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1120824



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