



47 Broadlands Drive

Malvern, WR14 1PW

£625,000



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This stunning 3 bedroom (plus office) Tardis-like bungalow is located just off Cowleigh Bank on Broadlands Drive.

A beautiful oak- framed porch leads into the spacious, light filled entrance hall where two of the three double bedrooms can be found. To the rear of this home, down a wide elegant hallway, you will discover the spectacular open plan kitchen fitted with a range of integrated appliances, a pretty dining area and a wonderful sitting room with sliding doors that open onto the large wrap around deck and landscaped garden. This house is all about light and indoor/outdoor flow.

There is the much asked for separate utility room fitted with a range of units and plumbing for two washing machines and a tumble dryer.

The grand main bedroom has a modern en suite shower room and boasts wall to wall fitted wardrobes and an attractive panelled feature wall.

No 47 has been extensively modernised using high quality materials and is in beautiful condition throughout. The magnificent 20ft sitting room with log burner and 4.5m sliding doors really provides the WOW factor.

A separate, insulated home office overlooks the stunning landscaped gardens with distant views of Worcester Cathedral and beyond. It really is an idyllic setting and means work can be kept separate from the house and home.

A super sized workshop measuring 24 ft x 11 ft can be found adjacent to a large pond, as well as a garden shed and BBQ area. If that is STILL not enough, you will discover a footbridge providing direct access to the famous Worcestershire Way Walk.

An established apple tree, a grape vine and an abundance of peonies, camellias, clematis and jasmine are waiting to be discovered. It really is the prettiest of gardens and easy to maintain.

The current owners really have thought of everything so you don't have to! There is literally nothing to do here except move in and enjoy the peace and tranquility of this wonderful home.

Entrance Porch

The property is approached via a timber Entrance Porch with block paving leading to an attractive tiled step with inset matting and part glazed door into the Reception Hall.

Reception Hall

The welcoming Reception Hall has Karndean wood style flooring, radiator, doors to Bedrooms Two and Three and the Bathroom. The hallway continues towards the Open Plan Dining Kitchen with glazed, double doors into the Living Room creating a sense of flow, light and space.

Living Room

20'4" x 15'11" (6.21 x 4.86)

A splendid, light room, perfect for entertaining, having full expanse sliding doors which lead to an adjoining decked seating area and taking full advantage of views over the garden and towards the countryside beyond. Villager wood burning stove inset to chimney breast recess with wooden mantle, TV point, radiator and central light with ceiling fan.

Open Plan Dining Kitchen

16'7" x 22'4" (5.08 x 6.82)

Extended and remodelled to create a spacious and light open plan kitchen and dining space which is all about entertaining and socialising, with direct access to the outdoor kitchen and also the decked seating and dining area.

The kitchen is fitted with a range of Shaker-style cream fronted base and eye level units with worksurface and tiled splash back. Beko Range cooker with stainless steel canopy hood over. One and a half bowl sink unit with spray head mixer tap and garbage disposal unit. Integrated dishwasher and space for American fridge freezer with water supply. A central island unit provides further storage with pendant lighting over.

Bedroom Two

12'0" x 11'3" (3.67 x 3.45)

Double glazed window to front, radiator.

Bedroom Three

3.65 x 2.74

Double glazed windows front, radiator.

Bathroom

The stylish Bathroom is fitted with a white suite comprising a panelled bath with central waterfall tap and mains rainfall head shower over. Contemporary vanity wash hand basin with cosmetic drawers below, low level WC, brick and driftwood effect tiling to walls and floor. Obscure double glazed window side, radiator, heated towel rail and cupboard housing combination gas central heating boiler.

Master Bedroom Suite

12'1" x 13'2" (3.69 x 4.02)

The Master Suite is fitted with range of wardrobes and has an attractive painted, wood panelled wall, radiator and double glazed window

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overlooking the garden.

Off the Bedroom is the En Suite Shower Room.

En Suite Shower Room

The luxury En Suite is fitted with a large glazed shower enclosure, housing mains shower featuring rainfall head and additional hand held attachment. Vanity wash hand basin with drawers below and low level WC. Ceramic tiling to walls and floor, radiator, spotlighting, heated towel rail and obscure double glazed window side.

Utility Room

7'6" x 6'3" (2.29 x 1.91)

Fitted with a range of base and eye level units with work surface, tiled splash backs, ceramic tiled flooring, plumbing for two washing machines and a tumble dryer. Hatch to loft storage space and door to the former Garage which now acts as a useful store, retaining the metal up and over door, light and power.

Outside

The gardens are the real wow factor of this lovely property, being generous in size and beautifully landscaped, creating various areas of interest and sunny seating spots.

Adjoining the living room is shaped decked seating area with inset lighting, offering a sheltered dining area overlooking the lawn which is flanked by well stocked shrub and floral borders. A pergola covered area houses the current owners hot tub but could also provide a further covered seating area. To one corner of the garden is a additional gravelled seating area from which views of the Malverns can be enjoyed.

From the Dining Area a door leads to a further, private, decked area where the current owners have created an outdoor kitchen with ceramic tiled

'work surface' and housing suitable for a BBQ or outdoor grill. Well stocked raised borders provide interest and colour and steps lead up to the large wildlife pond with gravel pathway leading to both the Workshop and Garden Room.

The plot is enclosed by fencing and mature hedging creating a tranquil spot with a high degree of privacy. Gated access to the rear provides access onto the Worcestershire Way beyond.

Garden Room

7'7" x 11'3" (2.33 x 3.43)

Creating the ideal home office having double folding doors and tall windows to either side taking full advantage of the light and views over the garden and towards Worcestershire beyond. Fully insulated with power and spotlighting, the office is the perfect working from home, environment.

Workshop

24'0" x 11'3" (7.32 x 3.43)

The large timber workshop is perfect for hobbies or storage, being divided into two sections with light, power and work bench.

Location

///what3words: riverboat.paths.host

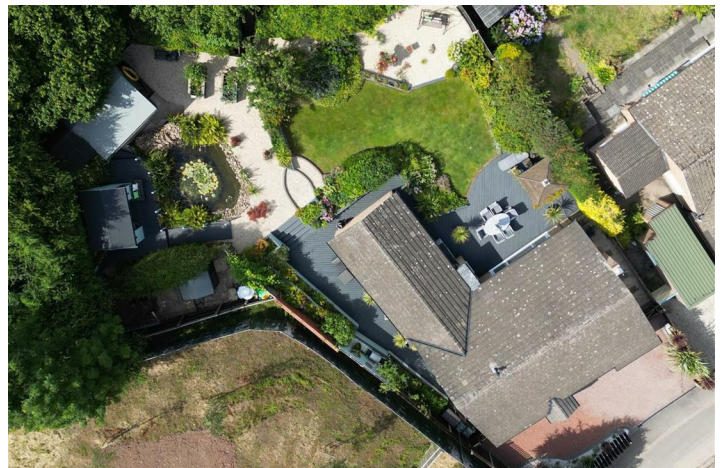
Council Tax Band

We understand that this property is council tax band E.

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

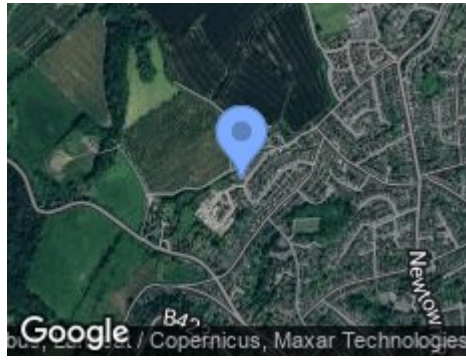
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.



Road Map



Hybrid Map



Terrain Map



Floor Plan

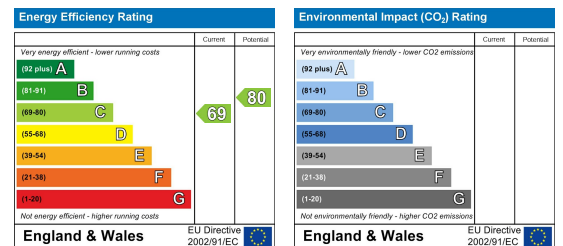


47 BROADLANDS DRIVE, MALVERN

Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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