Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



35 Tennyson Drive, Malvern, WR14 2TQ

£392,000

A well-presented detached family home situated in a cul-de-sac location, conveniently positioned for the amenities and facilities of both Malvern and Malvern Link, and just a short walk from Link Common. The property enjoys outstanding views of the Malvern Hills to the front and across the Severn Valley to the rear from its elevated position. The accommodation comprises an entrance hall, sitting room, dining room, refitted kitchen, utility room, cloakroom, three good-sized bedrooms, and a family bathroom. Further benefits include gas central heating, double glazing, photovoltaic solar panels with a battery storage system, a single garage with driveway parking, and private rear gardens enjoying far-reaching views. Viewing is highly recommended to fully appreciate the size, position, and exceptional outlook of this delightful home.







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MAYFAIR OFFICE GROUP

35, Tennyson Drive, Malvern, WR14 2TQ











LOCATION
Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

ACCOMMODATION
A UPVC front door opens to:

ENTRANCE HALLWAY
Staircase leading to the first floor, wood flooring, understairs storage, and doors leading to:

CLOAKROOM WC
Side-facing obscure window, low-level WC, wash hand basin, and radiator.

SITTING ROOM 18'0" x 10'11" (5.51m x 3.35m)
Accessed via an open doorway from the entrance hall. Large front-facing UPVC bay window, electric fire and fireplace surround, wall-mounted television point, and double open doorway leading to:

DINING ROOM 8'11" x 9'10" (2.74m x 3.02m)
Wood-effect flooring and double glazed window and door opening onto the rear garden. Door leading to:

KITCHEN 9'1" x 9'11" (2.79m x 3.03m)
Rear-facing UPVC double-glazed window overlooking the rear garden. Fitted with a range of contemporary eye-level and base units with worktops over, inset sink and drainer with mixer tap, integrated oven, gas hob with extractor hood over, space for dishwasher and space for additional appliances.

UTILITY ROOM 6'0" x 5'10" (1.84m x 1.80m)
Accessed from both the kitchen and the entrance hall. UPVC door opening to the rear garden. Fitted with an additional range of eye-level and base units with worktops over, space and plumbing for an automatic washing machine and additional appliances. Wall mounted gas boiler.

FIRST FLOOR

LANDING
Side facing window, storage cupboard, doors to;

BEDROOM ONE 13'6" x 10'3" (4.13m x 3.13m)
Front-facing UPVC double-glazed window overlooking the cul-de-sac, enjoying fine views of the Malvern Hills. Range of fitted wardrobes. Wall mounted TV point.

BEDROOM TWO 16'0" x 8'8" (4.88m x 2.65m)
Rear-facing UPVC double-glazed window with far-reaching views, range of fitted wardrobes.

BEDROOM THREE 7'8" x 10'1" (2.34m x 3.09m)
Front-facing UPVC window with views of the Malvern Hills.

FAMILY BATHROOM 8'4" x 7'4" (2.55m x 2.25m)
Rear-facing obscure UPVC window, panelled bath with shower over, low-level WC, wash hand basin with storage beneath, and heated towel rail.

OUTSIDE

FRONT GARDEN
With shrub and border planting. A stepped pathway leads to the front door with a handrail. Timber shed between garage and house.

GARAGE AND PARKING
Detached single garage with an up-and-over metal door, power and lighting, together with a parking space in front.

REAR GARDEN
Enclosed rear garden with timber panel fencing and gated side access. Predominantly laid to lawn with a block patio seating area extending across the rear of the property and into the rear right-hand corner with garden lighting. There is also a raised decked seating area with a timber summer house. The garden is complemented by conifer and shrub planting, an outside tap, additional outdoor lighting and additional storage space to the side of the property.

DIRECTIONS
From Great Malvern, proceed downhill along Church Street, go straight across at the lights and take the 3rd left into Albert Road North. Take the second right into Cockshot Road and then second right into Tennyson Drive. No 35, can be found on the left hand side, up a small private cul-de-sac.

what3words
///mats.admits.tested

ASKING PRICE - £392,000



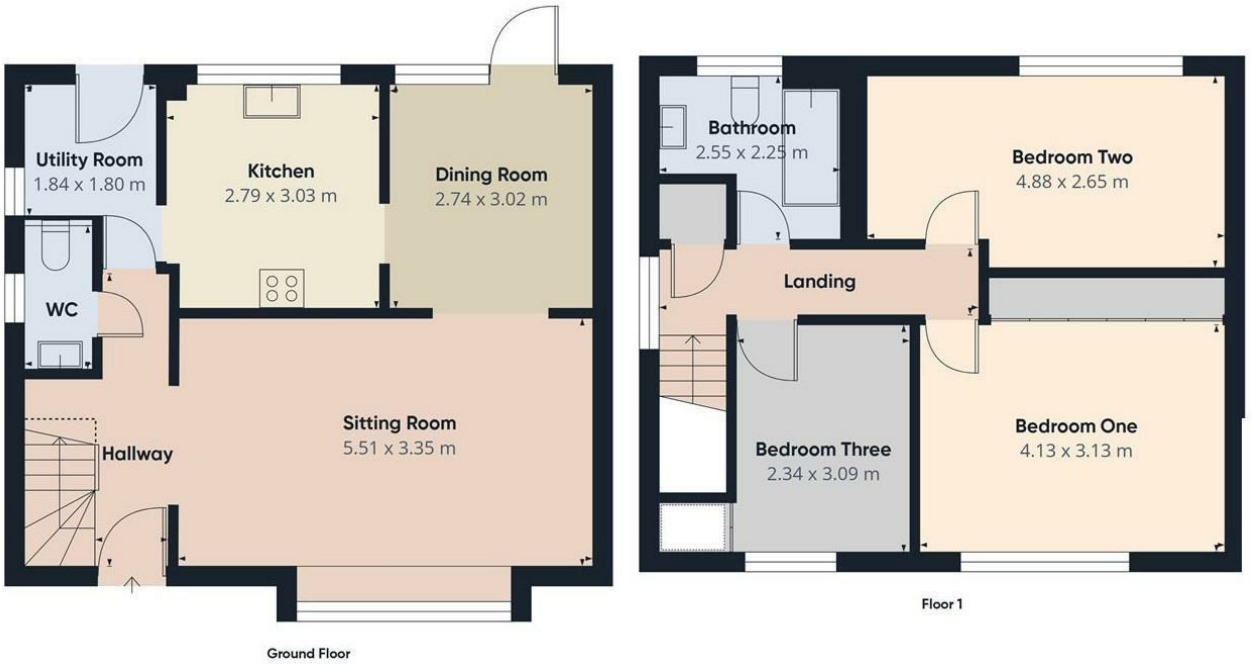








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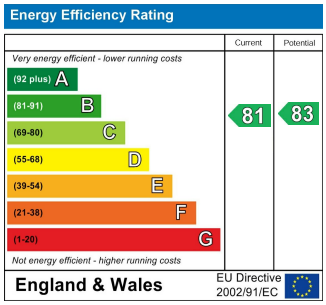
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Additional photovoltaic solar panel system. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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