



## 3 Lower Howsell Road Malvern, WR14 1ED

Offering comfortable family accommodation, this stylish detached home briefly comprises reception hall, cloakroom, living room with wood burner and refitted dining kitchen whilst to the first floor there are three bedrooms and a refitted bathroom with separate shower. The property further benefits from an enclosed South West facing rear garden with a converted garage which could provide a home office/store and a large timber constructed Summerhouse which currently provides an additional entertaining space.

To the front of the property is ample off road parking.

**Guide Price £400,000**

# 3 Lower Howsell Road

Malvern, WR14 1ED



## Entrance Porch

A covered Entrance Porch leads to the composite part glazed entrance door leading into

## Reception Hall

The Reception Hall has an obscured double glazed window to side, wood effect flooring, vertical radiator and staircase rising to the first floor landing with storage cupboard below. Doors to both the Living Room and the Dining Kitchen.

## Living Room

14'2" x 12'3" (4.34 x 3.75)

Double glazed bay window to front with fitted shutters. Woodburning stove inset to chimney breast recess with slate hearth and oak mantle, feature brick wall with recessed shelving, contemporary vertical radiator and TV aerial point.

## Dining Kitchen

11'4" x 19'10" (3.47 x 6.05)

The Kitchen has recently been refitted with a range of grey, high gloss base and eyelevel units with marble effect working surface with upstands and one and a half bowl, stainless steel sink unit with mixer tap. Integrated dishwasher and washing machine, double oven and four ring electric hob with stainless steel Bosch extractor canopy above and glass splash back. A particular feature of the kitchen is the island unit which provides a seating area and also valuable storage. Double glazed window overlooking the rear garden, spotlighting, contemporary vertical radiator, and French doors leading to the entertaining patio.

## Cloakroom

The Cloakroom is fitted with a low level WC and wash hand basin with mixer tap. Spotlight and obscure double glazed window to side.

## First Floor Landing

From the Reception Hall, the staircase rises to the First Floor Landing with obscure double glazed window to side, hatch to loft space and doors to all rooms.

## Master Bedroom

11'4" x 12'8" (3.46 x 3.88)

Double glazed window to front with fitted shutters, full height built-in wardrobes with hanging rails and drawers within, with connecting display shelves. Radiator, spotlights and bedside lighting.

## Bedroom Two

11'5" x 11'10" (3.49 x 3.62)

Two double glazed windows to rear taking full advantage of views towards the Malvern Hills. Radiator and spotlighting.

## Bedroom Three

9'3" x 7'2" (2.84 x 2.19)

Double glazed windows to front, radiator, picture rail and useful storage built into the bulkhead over the staircase.

## Bathroom

The Bathroom has been refitted with a contemporary white suite comprising panelled bath, vanity wash hand basin with cosmetic drawers below and concealed cistern WC. Separate shower within a glazed cubicle, housing mains mixer shower with rainfall head and additional handheld attachment with aqua panelling to walls. Extensive wall tiling, heated towel rail, spotlights and two obscure double glazed windows to side.

## Outside

To the rear of the property is a lawned garden with substantial patio seating area adjoining the Dining Kitchen. The garden is enclosed on all sides and has the benefit of a potting shed, timber Summer House/Home Office and courtesy door into the former Garage. Glimpses of Malvern Hills can be enjoyed from the garden.

Gated access leads to the front of the property which offers ample off road parking.

To one side is a further garden shed and wood store.

## Summer House/Home Office

8'10" x 18'0" (2.70 x 5.50)

The Summerhouse is of timber construction and would be ideal for a variety of uses such as Home Office, Playroom or relaxation area having double glazed windows and French doors, power and light.

## Former Garage/Work Space

17'1" x 6'7" (5.22 x 2.01)

The former Garage has been converted for use as a home office/work space and is fitted with with light, power and double glazed window to side.

## 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.

## Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via [www.voa.gov.uk](http://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.

## Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

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# Floor Plan



3 LOWER HOWSELL RD, MALVERN

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