



37 Tennyson Drive Malvern, WR14 2TQ

Centrally located, this well presented three bed detached home offers well maintained accommodation to include entrance hall, living room leading to the open plan refitted kitchen with dining area, conservatory, utility and cloakroom. Whilst to the first floor are three bedrooms and a shower room. The property further benefits from lovely views of the Malvern Hills, double glazing and gas central heating. With enclosed gardens and a single garage, this property is definitely one to be viewed. EPC Rating C70

£390,000

37 Tennyson Drive

Malvern, WR14 2TQ



Location & Description

Denny & Salmond are offering for sale this attractive modern detached family house occupying an elevated corner position in a private drive serving just six similar style properties on the sought after St James Park development.

Great Malvern is within easy access being served with a full range of amenities including shops, Waitrose and Iceland supermarkets, library, banks, the renowned theatre and cinema complex, the Splash leisure pool and Manor Park sports club.

There are mainline railway stations at both Great Malvern and Malvern Link with connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about seven miles distant.

Educational facilities offer both primary and secondary schooling within the area as well as private schools, to include the famous Malvern College and Malvern St James.

There are fine views to be enjoyed from the front up to the Beacon and North Hill and from the rear towards Bredon and Gloucestershire. Off the private drive there is a footpath that leads directly onto Malvern Link common and also provides easy access to local shops, church and a bus service at Link Top.

The property has been improved and modernised and now benefits from a lovely refitted kitchen, double glazing, gas fired central heating, cavity wall insulation and ample loft insulation. The Agents strongly recommend an early inspection to appreciate its interior, views, position and location within this popular development.

Entrance Hall

Double glazed composite door leading to the entrance hall with under stairs storage cupboard, laminate flooring, double radiator, doors to the utility room and double multi paned glazed doors to the living room.

Living Room

18'0" x 10'9" (5.49m x 3.30m)

A light and airy room with a large bow double glazed window to front aspect, enjoying views of the Malvern Hills. TV aerial point, DAB radio aerial and an Ethernet cable for a Smart TV or PVR. Radiator, coving to ceiling and squared opening leading to the dining area.

Open Plan Dining Kitchen

Kitchen Area

9'1" x 9'10" (2.77m x 3.00m)

Refitted with a full range of cream fronted eye and base level storage units with beech effect worktops. Stainless steel one and a half bowl, single drainer sink unit with swan neck mixer tap.

The kitchen has fitted appliances which incorporate an induction four ring electric hob with stainless steel canopy extractor hood above, built-in electric oven, microwave and integrated fridge freezer. Single radiator, splash back tiling and double glazed window enjoying views across the rear gardens. Telephone point.

Dining Area

8'7" x 9'10" (2.63m x 3.02m)

The room has a divide created by kitchen units and a breakfast bar with an opening through to the living room. Double glazed patio doors lead into to the conservatory. Single radiator, coving to ceiling.

Conservatory

9'4" x 9'10" (2.85m x 3.0m)

An attractive addition to the house, being constructed on a brick base with UPVC double glazed windows to all sides and opening fan lights. Tiled flooring and power points. Double glazed French doors lead to the patio area and lawned gardens beyond.

Cloakroom W.C

Comprising a low level WC, wall mounted wash hand basin with mono block tap and splash back tiling. Double glazed window to side aspect, tiled flooring and electric consumer unit.

Utility Room

6'0" x 7'10" max (1.84m x 2.40m max)

From the entrance hall a door leads to the utility room, with plumbing for washing machine and dishwasher with work surface above. Wall mounted "Worcester" combination boiler, double glazed window to side aspect and double glazed UPVC door to rear.

First Floor Landing

Double glazed window to side aspect enjoying far reaching views across the rooftops to the Severn Valley. Access to loft space with a drop down ladder leading to the well insulated loft. Airing cupboard with slatted shelving and doors to all rooms.

Bedroom One

13'5" x 10'2" (4.10m x 3.11m)

These measurements do not incorporate the fitted wardrobe space with an additional depth of 2'0". With a full range of floor to ceiling fitted wardrobes with hanging rail and shelving. Double glazed window to front aspect with most amazing view of Malvern Hills. Single radiator, central light point, coving to ceiling.

Bedroom Two

8'6" x 14'4" (2.59m x 4.37m)

These measurements do not incorporate the fitted wardrobe space with an additional depth of 2'0". Double glazed window to rear aspect with views towards the Cotswolds. Single radiator, coving to the ceiling and triple full height wardrobes with mirror fronted sliding doors.

Bedroom Three

7'9" x 10'2" (2.37m x 3.10m)

Used by the current owners as their home office/study as well as a guest bedroom. This room has the telephone/broadband master socket, cabling for router, TV aerial point, Ethernet cable for computer. Double glazed window to front aspect with a view of the Malvern Hills. Single radiator and coving to ceiling.

Shower Room

Re-fitted with a double shower cubicle with aqua board paneling housing mains shower. Low level WC, contemporary wash hand basin with mono block tap, inset into a vanity unit with cupboards below and an illuminated heated mirror with shaver socket. Double glazed window to rear aspect, tiled flooring and chrome heated towel rail.

Outside

To the front of the property is a generous lawned garden with a feature rose bed and pathway leading to the entrance door.

Gated side access leads to the rear gardens which are a particular feature of the property, being set on a corner plot and enclosed with mature conifer hedging providing a high degree of privacy. The rear garden has a paved patio and lawn with a stepping stone path which leads to the Garage. There is a productive vegetable patch and outside water tap. To the other side of the property there is a gravelled path to a wooden constructed garden shed, raised beds with fruit bushes and espalier fruit trees, along with a Perspex covered bench and seating area. External power supply and gated access to the rear and garage and off road parking which is accessed off Macaulay Rise.

Single Garage

8'3" x 17'0" (2.54m x 5.19m)

Metal up and over door, power and light. Eaves storage space and courtesy UPVC door to the garden.

Directions

From our office proceed down Church Street, through the traffic lights taking the left into Albert Road North. Turn right onto Cockshot Road and right again into Tennyson Drive. Number 37 is located on the left hand side as indicated by the agents board.

Council Tax Band

We understand that this property is council tax band D.

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.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



Floor Plan



37 Tennyson Drive, Malvern

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			70				
			83				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	