

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS UPDATED THREE BEDROOM DETACHED FAMILY HOME SITUATED IN A POPULAR AND DESIRABLE VILLAGE LOCATION. THE WELL PRESENTED LIVING ACCOMMODATION CONSISTS OF AN ENTRANCE PORCH, HALL, LOUNGE WITH A FEATURE LOG BURNER, A SEPARATE DINING ROOM, A LOVELY MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES, A CLOAKROOM, THREE GOOD SIZED BEDROOMS SERVICED BY THE MODERN FITTED SHOWER ROOM. FURTHER BENEFITS INCLUDE DOUBLE GLAZING, ELECTRIC HEATING, OFF ROAD PARKING, A GARAGE AND A MATURE LANDSCAPED WEST FACING GARDEN. EPC E.

Giffard Drive – Offers In The Region Of £350,000

12, Giffard Drive, Welland, Malvern, Worcestershire, WR13 6SE

3 2 1



12 Giffard Drive

Location & Description

This is an opportunity to purchase a spacious detached house on a sought after development within the popular village of Welland which is served by a primary school, general stores and post office, church and village hall.

More comprehensive facilities are available in both Upton upon Severn and at Great Malvern which boasts a wide range of shops, restaurants, banks, Waitrose supermarket and the renowned theatre and cinema complex. There is also a mainline railway station at Great Malvern and Junction 1 of the M50 motorway south of Upton both provide easy commuting to London and the Midlands.

For those who enjoy walking or rural pursuits, Castlemorton common is close by as well as the range of the Malvern Hills and at Upton there is the River Severn with its music festivals.

Property Description

12 Giffard Drive is a modern detached family home situated within a quiet residential road in this popular village. The living accommodation has been recently updated to provide modern day living for the growing family. From the rear aspect there are seasonal glimpses of the Malvern Hills as well as views over open farmland.

The property is set back from the road behind a lawned fore garden with a driveway to side giving access to the attached single garage. A paved path leads to the pitched tiled roof storm porch with an outside light point where an obscure double glazed UPVC door opens through to the living accommodation benefiting from electric storage heating and double glazing as follows:

Porch 3.25ft (0.99m) x 6.42ft (1.96m)

UPVC front door plus part glazed UPVC inner door to hallway. Wall light with sensor. Meter cupboard. Double glazed UPVC window to front aspect and separate Obscured window to inner cloakroom.

Entrance Hall

Ceiling light point, wall mounted electric storage heater, Stairs rising to first floor, useful under stairs storage cupboard. Doors to:

Cloakroom

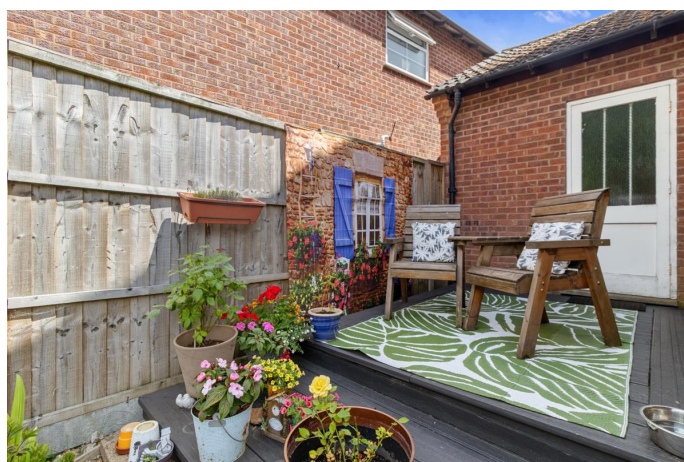
Obscure UPVC double glazed window to front. Low level WC, corner wash hand basin with storage below. Ceiling light.

Sitting Room 13.39ft (4.08m) x 7.02ft (2.14m)

UPVC double glazed window to front, coving to ceiling, ceiling light point. Modern ceramic electric radiator. Night storage heater with radiator cover. Feature fireplace with oak mantle, large wood burner with a tiled hearth and metal fender. Double doors opening through to:

Dining Room 9.99ft (3.05m) x 9.99ft (3.05m)

UPVC double glazed window to rear, ceiling light, coving to ceiling. Modern ceramic electric radiator, serving hatch to kitchen. Electric fireplace plus surrounds.





Kitchen 9.84ft (3m) x 8.20ft (2.50m)

Ceiling light, UPVC double glazed window to rear, hatch through to dining room. Fitted with a range of floor and wall mounted units with a solid oak worktop over. One and a half size ceramic sink plus drainer with chrome mixer taps. Integrated Zanussi dishwasher, oven and four ring electric hob, with extractor over. Integrated fridge freezer. Beko Condenser dryer. Space and plumbing for automatic washing machine or under counter white goods. Obscure double glazed UPVC door gives access to the garden.

First Floor

Landing

UPVC Double glazed window to side, ceiling light. Airing cupboard housing the hot water cylinder with shelving over. Doors open through to

Bedroom 1 9.59ft (2.92m) x 12.55ft (3.83m)

UPVC Double glazed window to rear giving seasonal glimpses of the Malvern Hills over farmland. Ceiling light point, loft access point. Modern ceramic electric radiator, built in double wardrobes with bi-folding doors. Feature wall with panelling effect. Small glazed panel above the doorway

Bedroom 2 11.00ft (3.35m) x 9.70ft (2.96m)

UPVC Double glazed window to front, ceiling light point, Small modern ceramic electric radiator, small glazed panel above the doorway

Bedroom 3 8.53ft (2.60m) x 7.87ft (2.40m)

UPVC Double glazed window to front, small modern ceramic electric radiator. ceiling light. Small glazed panel above doorway.

Bathroom

Ceiling light plus spotlight with extractor fan above aquas chrome shower, enclosed with glazed sliding panels and tiled surrounds floor to ceiling, chrome shelf. Matching storage units for towels and below ceramic sink with chrome mixer taps and a low-level WC would affect porcelain tile flooring. Chrome heated towel rail. Obscure double glazed UPVC window to rear.

Outside

Front Garden

Tarmacked drive for two cars parallel with an area laid to lawn, with a neat hedge and planters boarding it. A Medium fern tree. Side gated access to:

Rear Garden

Stepped wooden decked seating area looking over an area laid to lawn with a gravel path leading to a side access gate. Boarded by mature plants and shrubs. A collection of medium sized trees, wood store, wooden storage shed. Fenced boarder.

Garage 16.40ft (5m) x 8.20ft (2.50m)

Up and over door to front, ceiling light point, power sockets. Fusebox. Loft access point. Glazed and wood door to garden.

Directions

From Malvern proceed south along the A449 Wells Road towards Ledbury for approximately three miles, passing the Texaco garage on your right hand side. Continue along this route for a further half mile into Little Malvern and then bear left onto the A4104 (towards Welland and Upton). Follow this road downhill and on reaching the village of Welland turn right into Giffard Drive and number 12 will then be found after a short distance on the right hand side as indicated by the John Goodwin for sale board.



Services

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

Strictly by appointment through the agent's Upton office 01684 593125.

Council Tax

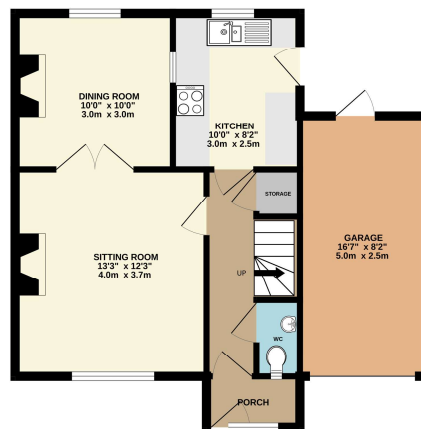
COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

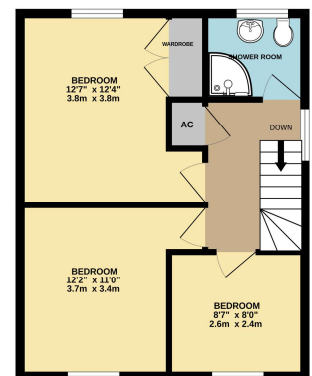
EPC

The EPC rating for this property is E.

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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