



Allan Morris
estate agents

**25, Spring Meadows Close, Welland, Worcester,
WR13 6LX**

 **MAYFAIR**
OFFICE GROUP

Spring Meadows Close, Welland, WR13 6LX

An immaculately presented detached five bedroom family home with double garage and generous gardens, offering 1991 square feet of modern living space and occupying an end of cul-de-sac position, on a small village development of just 30 homes. The versatile accommodation comprises; entrance hall, sitting room with focal fireplace, large family dining and breakfast kitchen opening to the rear garden, utility, cloakroom, master bedroom and guest bedroom with en-suites, three further double bedrooms, main family bathroom. Further benefits include; central heating with underfloor heating downstairs and radiators upstairs, double glazing, part converted double garage and driveway, generous rear gardens. Viewing a must to appreciate the position, size and condition of home on offer.



ENTRANCE

Recess porch, outside light, composite front door.

ENTRANCE HALL

Stairs rise to the first floor with a wooden spindle banister, ceramic tiled floor with under floor heating that extends throughout the ground floor. Doors open to:

WC

Low level WC, wash basin, heated towel rail.

SITTING ROOM 21'8" x 13'0" (6.61m x 3.97m)

Front facing uPVC bay window with shutters, feature recess with Cast Iron fireplace and two opposing feature windows, tiled hearth, television point, spot lighting. Ceramic wood effect tile floor, wooden bi-fold internal doors open to dining room.

FAMILY KITCHEN / DINING ROOM 37'11" x 10'7" max (11.58m x 3.23m max)

Rear facing uPVC door, two uPVC windows and uPVC bi-fold doors open to the garden, tiled floor, double doors open to the hallway, spot lights. Kitchen has a range of eye and base level units with wood bloc effect worktops and breakfast bar. Rangemaster electric oven, integrated dishwasher, fridge freezer, wine fridge, spot lighting, continued tile floor. Door to:

UTILITY 7'9" x 4'10" (2.37m x 1.49m)

Side facing uPVC door, wood effect worktop with plumbing for washing machine below, inset sink and drainer unit with mixer tap, tiled floor, spot lighting.

PLAY ROOM 9'9" x 8'3" (2.99m x 2.54m)

Converted half of garage, television point, spot lighting.

GARAGE

Two front facing up and over doors, power and light. One full garage and one half garage for storage. Side facing window.

FIRST FLOOR LANDING

With loft hatch, wooden spindle banister, storage/airing cupboard, radiator, doors to:

BEDROOM ONE 13'7" x 12'9" (4.15m x 3.91m)

Front facing uPVC bay window, radiator, large walk in wardrobe, recess for further wardrobes, door to:

EN-SUITE

Side facing obscure uPVC window, double shower with Porcelanosa tiles, wall hung vanity unit with inset sink, low level WC, heated towel rail, tiled walls and floor, spot lighting, extractor fan.

BEDROOM TWO 11'3" x 11'1" (3.44m x 3.38m)

Rear facing uPVC window overlooking garden, radiator, television point, door to:

EN-SUITE

Rear facing obscure uPVC window, double shower with Porcelanosa tiles, wall hung wash basin, low level WC with concealed cistern, heated towel rail, tiled walls and floor, spot lights, extractor fan.

BEDROOM THREE 13'5" x 9'9" (4.10m x 2.99m)

Rear facing uPVC window overlooks rear garden, radiator, television point.

BEDROOM FOUR 13'1" x 8'7" (4.01m x 2.62m)

Front facing uPVC window, radiator.

BEDROOM FIVE 13'6" x 7'6" (4.13m x 2.31m)

Front facing uPVC window, radiator, loft access hatch.

BATHROOM 8'6" x 6'9" (2.60m x 2.07m)

Rear facing obscure uPVC window, Shower cubicle with mixer attachments, low level WC, wall hung wash basin, panel bath, heated towel rail, porcelain tiled walls and floor, spot lighting and extractor fan.

FRONTAGE

Front garden is laid to lawn with shrub planting and hedgerows, triple width driveway to the fore of the garage, path leads to gated side access.

REAR GARDEN

Generous rear garden and enclosed by timber panel fences with gated side access, path leads to patio seating area across rear, rest is laid to lawn with shrub planting and young trees to the rear, outside lighting and tap, air source heat pump, outside dining and kitchen dining area.

DIRECTIONS

Leaving Great Malvern on to the Wells Road, follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the Malvern Wells Primary school into Upper Welland Road. Follow the road down the hill, going through Upper Welland, past the village shop to a T-junction. Turn left and proceed straight on to the village of Welland. At the crossroads, go straight across in the direction of Upton. Take the first turning on the right into Spring Meadow Close and the property will be found at the head of the cul de sac, indicated by the for sale sign. For more details or to book a viewing, please call the Malvern Office on 01684 561411 or email malvern@allan-morris.co.uk



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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