



Allan Morris
estate agents

15, Kingston Close, Welland, WR13 6LZ

 **MAYFAIR**
OFFICE GROUP

Kingston Close, Welland, WR13 6LZ

An immaculately presented and practical four double bedroom detached family home in a village cul-de sac location overlooking open countryside. The modern accommodation comprises; entrance hall, bay windowed sitting room, open plan kitchen with integral appliances and dining room with doors leading out to the rear garden, study, utility with cloakroom, main bedroom with en-suite and built in wardrobes, three further double bedrooms, main bathroom. Further benefits include; air source heating, double glazing, BT Superfast broadband and Airband highspeed rural broadband, garage with electric car charging point and tandem driveway, landscaped rear gardens and views to the fore over open countryside. About 4 years NHBC remaining. Viewing is a must to appreciate the size and condition of home on offer.



LOCATION

The property is situated on the St James Green development on the edge of the sought after village of Welland. The development enjoys a superb location in open countryside and is just a few minutes' walk from the village shop, post office, church and Welland primary school, and within catchment for Hanley Castle High School and sixth form. The nearby towns of Upton-upon-Severn and Malvern which provide health and leisure facilities, shops and supermarkets and are both within six miles. The railway network can be accessed at Malvern or the recently opened Worcester Parkway, which gives a shorter journey time to London Paddington. The motorway network, Worcester (M5 junction 7 and M50 junction 2), are a short drive away.

CANOPY PORCH

Outside courtesy light, part obscure glass double glazed door to:

HALLWAY

Two ceiling light points, radiator, stairs to first floor with under stairs cupboard, tiled floor.

STUDY 7'7" x 6'7" (2.32m x 2.02m)

Front aspect double glazed window, ceiling light point, radiator.

SITTING ROOM 17'1" max into bay x 11'6" (5.23m max into bay x 3.53m)

Front aspect double glazed bay window overlooking fields, two ceiling light points, radiator, double doors to the dining kitchen allow the space to be opened up with the dining kitchen ideal for parties and entertaining.

OPEN PLAN DINING KITCHEN 25'1" x 10'4" (7.66m x 3.15m)

Long light open plan dining kitchen running the full width of the back of the property. The dining area has a ceiling light point, twin radiators, double glazed double French doors to the rear garden with matching full

height windows with perfect fit blinds to either side allowing the room to be opened up to the garden. The kitchen area has a wide range of floor and wall mounted sage units, with a wood block effect work surface, stainless steel one and a half basin sink unit, integral electric hob with stainless steel extractor, integral dishwasher, integral fridge, integral freezer, continued tiled floor.

UTILITY 6'10" 5'8" (2.10m 1.75m)

Side aspect obscure glass double glazed window, ceiling light point, range of storage units to match kitchen, integral washing machine, hidden cistern push flush WC, floating wash hand basin, radiator, tiled floor.

LANDING

Ceiling light point, smoke alarm, radiator, built in airing cupboard containing Daikin hot water cylinder. Doors to;

BEDROOM ONE 13'3" max into bay x 11'6" (4.04m max into bay x 3.53m)

Front aspect double glazed bay window with views over farmland, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving - door to:

EN-SUITE 6'9" m x 5'0" (2.08 m x 1.53m)

Recess ceiling downlighters, extractor, large walk in shower cubicle, floating wash hand basin, push flush WC, heated towel rail, tiled floor.

BEDROOM 11'0" x 10'0" (3.36m x 3.05m)

Front aspect double glazed window with views over farmland, ceiling light point, radiator.

BEDROOM 11'10" m x 9'3" (3.63 m x 2.82m)

Rear aspect double glazed window, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving.

BEDROOM 10'5" x 8'1" (3.20m x 2.48m)

Rear aspect double glazed window, ceiling light point, radiator.

FAMILY BATHROOM 6'10" x 6'2" (2.09m x 1.90m)

Side aspect obscure glass double glazed window, ceiling light point, extractor, double end panel bath with shower over and screen to side, floating wash hand basin, push flush WC, heated towel rail, tiled floor.

FRONT GARDEN

Mainly laid to lawn with flower and shrub beds, a stone chip area to front of house, a tarmac drive for two cars leads to the garage.

REAR GARDEN

Landscaped rear garden, mainly laid to lawn with an initial path to the rear of dining area and accessible from it via the double doors, path to garage, side pedestrian access, a large deck is positioned at the end of the garden and to the rear of the garage to enjoy the evening sunlight view. Outdoor electric point and cold water tap.

GARAGE 19'4" x 9'10" (5.9 x 3.0m)

Front aspect up and over door, power and light, electric car charging point, rear door to rear garden.

DIRECTIONS

From the Allan Morris office in Great Malvern, head south on the A449 towards Ledbury. Continuing for just over 3 miles then take the left hand fork onto the A4104 signed Welland and Upton upon Severn. Continue along this road for some distance and at the staggered crossroads in the village of Welland head straight over. Then take the second turn on the right after approximately a quarter of a mile into Pippin Drive. Follow Pippin Drive to the end and turn into Kingston Close where the property will be found on the right hand side.

ADDITIONAL INFORMATION

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

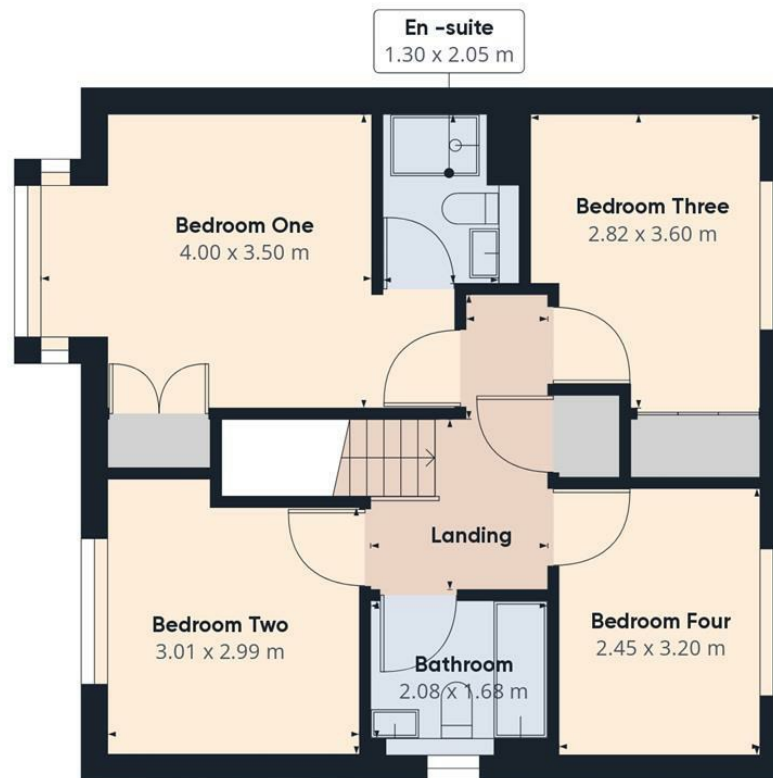
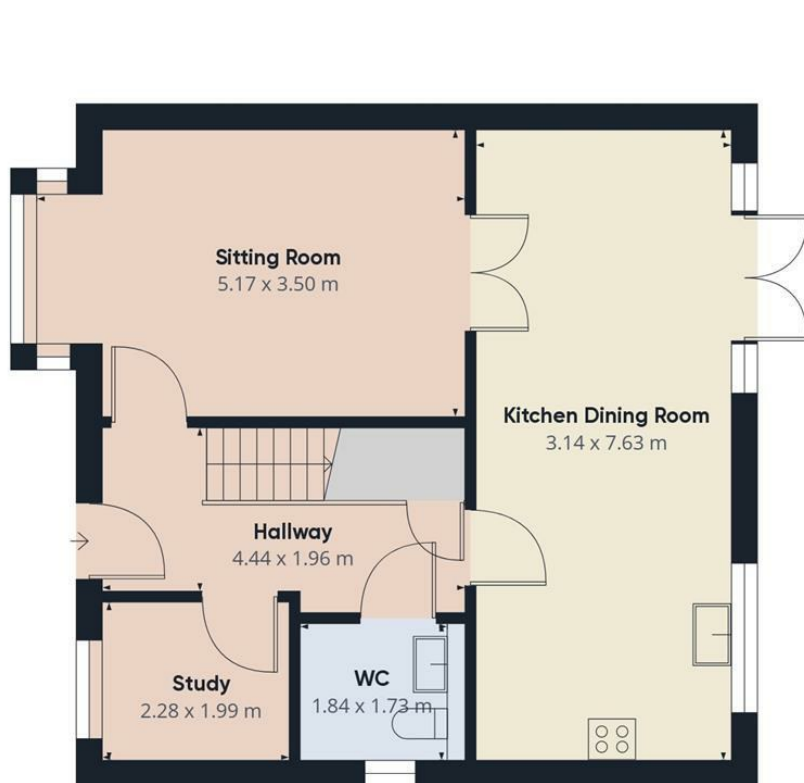
SERVICES: Mains electricity, water and drainage are connected. Central heating is via an air source heat pump. BT Superfast broadband and Airband highspeed rural broadband. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

ENERGY PERFORMANCE RATINGS: Current: B85 Potential: A100

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE - £480.000



Approximate total area⁽¹⁾

116.74 m²

(1) Excluding balconies and terraces

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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