



Connells

Kingston Close
Welland



Property Description

Nestled amidst the scenic beauty of Welland, this property boasts numerous benefits for those seeking a tranquil yet vibrant lifestyle. Welland offers a sense of community, with its friendly neighbors and local amenities, making it an ideal setting for families looking to thrive in a welcoming environment.

Upon entering the house, you're greeted by a sense of luxury and sophistication. The immaculately presented interior exudes show home vibes, providing a delightful ambiance for everyday living and entertaining guests.

The spacious lounge beckons relaxation, featuring French doors that lead out to the stunning kitchen diner. This heart of the home is a chef's paradise, boasting pristine finishes and ample space for dining, with the added bonus of a cozy sitting area for unwinding after a long day.

For those who need a dedicated workspace or a play area for children, the downstairs study offers versatility and convenience.

Ascending to the first floor, you'll find four generously sized bedrooms, each offering comfort and style. The master bedroom benefits from its own ensuite, providing a private retreat for relaxation and rejuvenation. The additional family bathroom ensures convenience for the rest of the household.

One of the standout features of this property is the breathtaking views of the Malvern Hills, visible on clear days. Imagine waking up to panoramic vistas that inspire and invigorate, adding an extra layer of beauty to your daily life.

Approach

Set back from the roadside behind well maintained lawned front garden with flower borders, sitting opposite green land and views of the picturesque Malvern Hills. Driveway and Single Garage located at rear of property.

Entrance Hallway

A jaw dropping entrance, a warm, clean and welcoming hallway, having composite door to front, staircase rising to first floor, tiled floor, panelled radiator, fitted under-stair storage, under-stair cupboard, ceiling light point, doors onto;

Lounge

14' 3" max x 17' 3" max (4.34m max x 5.26m max)

A bright and spacious lounge having two double glazed bay windows (one to front and the other to side), ample space for bedroom furniture, fitted carpet, panelled radiator, two ceiling light points, french doors onto kitchen/diner.

Kitchen/ Diner

25' 7" x 10' 5" (7.80m x 3.17m)

A stunning fully fitted kitchen with dining/sitting area off. Kitchen having matching wall and base units; wall units having under unit lighting, square edge work surface, inset sink and drainer with mixer tap, integrated electric hob with cooker hood above, eye level fitted electric cooker, integrated fridge/ freezer, spot lights, tiled floor, panelled radiator, double glazed window and french doors to rear, aswell additional double glazed window to side. Ample space for dining table and chairs plus additional sitting area if required.

Study

7' 6" x 6' 6" (2.29m x 1.98m)

A versatile room offering the potential for multiple uses, currently used as a home office but could easily be used for other uses to include play room or reading room. Double glazed window to front, fitted carpet, panelled radiator.

Ground Floor Guest W/c

Ground floor W/C offering added convenience for a young family comprising of; frosted double glazed window to side, low flush W/C, wash hand basin, panelled radiator, tiled floor, additional fitted units offering extra storage space.

First Floor Landing

Staircase rising from ground floor, fitted carpet, access to part board loft, storage cupboard, panelled radiator, ceiling light point.

Bedroom One

13' 10" plus door recess x 12' 2" (4.22m plus door recess x 3.71m)

Master bedroom offering stunning views over the Malvern hills having double glazed window to front, built in wardrobes, fitted carpet, panelled radiator, ceiling light point and benefiting from ensuite.

Ensuite

A immaculately maintained ensuite having walk in shower, low flush W/C, wash hand basin, tiled floor, part tiled walls, spotlights, extractor fan.

Bedroom Two

10' 5" max x 10' 2" (3.17m max x 3.10m)

Second double bedroom, again having breath-taking views of the historic Malvern Hills.

Double glazed window to front, fitted carpet, panelled radiator, ceiling light point.

Bedroom Three

11' 9" x 9' 5" (3.58m x 2.87m)

Third out of four doubles; double glazed window to rear, built in wardrobe, panelled radiator, fitted carpet, ceiling light point.

Bedroom Four

10' 5" x 8' 1" (3.17m x 2.46m)

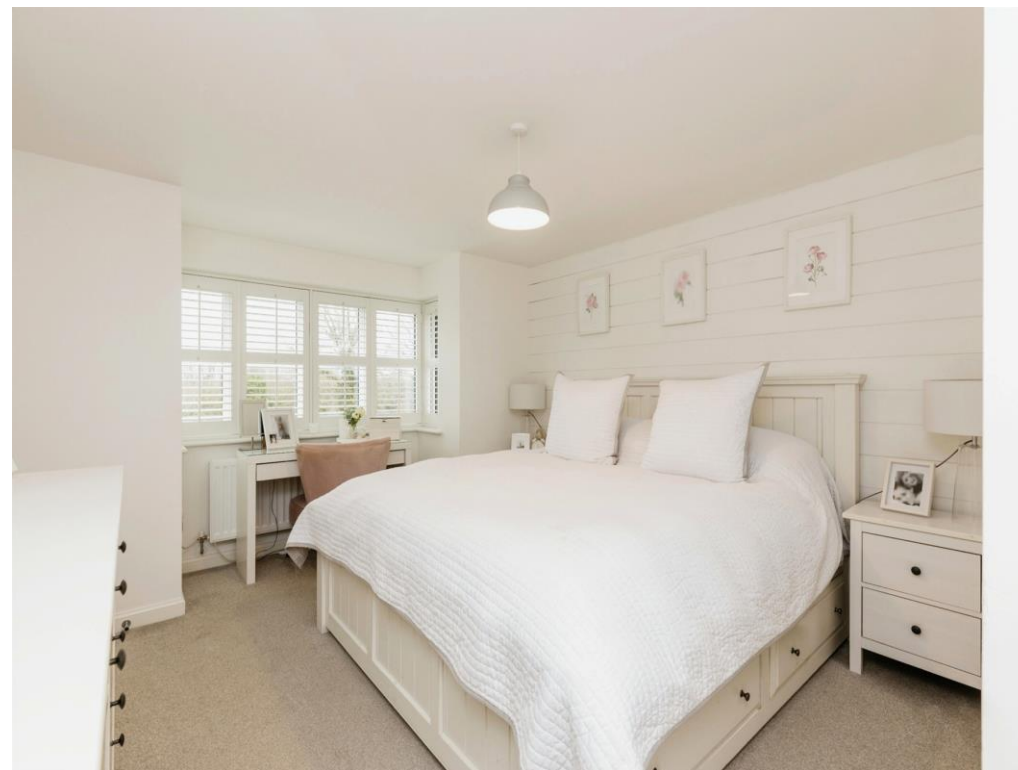
Fourth and final double bedroom with double glazed window to rear, fitted carpet, panelled radiator, ceiling light point.

Family Bathroom

A stylish family bathroom offering panelled bath with shower over and glass shower screen, low flush W/C, wash hand basin, fully tiled walls a floor, heated towel rail, extractor fa, ceiling light point, frosted double glazed window to side.

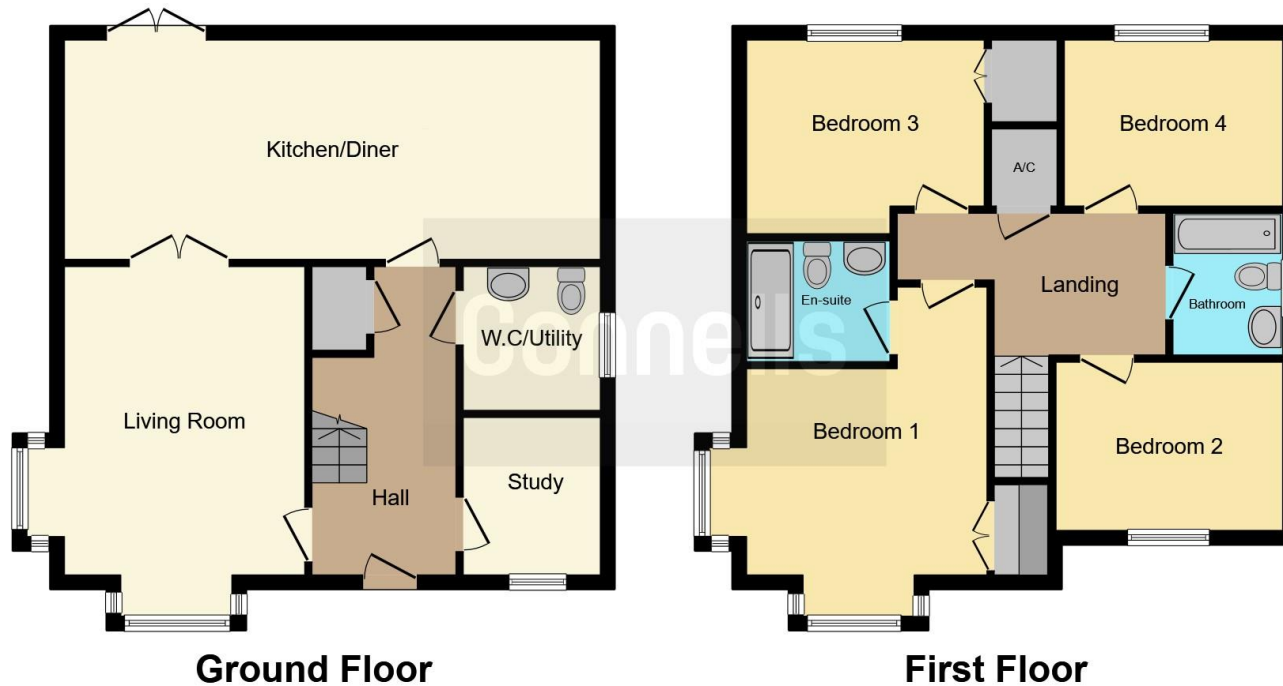
Rear Garden

A large rear garden benefiting from patio area; which offers an ideal space for table and chairs, patio foot path leading to rear of garden and additional raised sitting area with pergola, rest of garden laid to lawn, raised flower boarder surround, gate to rear offering access to drive and garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure: Freehold



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