

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



CONVENIENTLY SITUATED IN A PLEASANT END OF CUL DE SAC LOCATION CLOSE TO THE VILLAGE CENTRE A BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM DETACHED BUNGALOW BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE/TRIPLE GLAZING WITH RE-FITTED KITCHEN/ DINING ROOM, RE-FITTED SHOWER ROOM, NEW UTILITY AND SHOWER ROOM, GARAGE STORAGE, ATTRACTIVE ENCLOSED REAR GARDEN AND DRIVEWAY PARKING. EPC D

Guide Price - £620,000

3 Spring Close, Colwall, Malvern, Herefordshire, WR13 6RE



3 Spring Close

Location & Description

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

Property Description

3 Spring Close is a beautifully presented three bedroomed detached bungalow very conveniently situated at the end of a cul de sac in the much sought after village of Colwall. Benefiting from gas fired central heating, double/triple glazing and LED lighting, this spacious bungalow has been extended and updated by the current owners creating a contemporary, light and airy home with an attractive "L" shaped sitting room and re-fitted kitchen/dining room, both with French doors opening onto the garden. The double garage has been partially converted to create a useful utility room and shower room with the front of the garage now providing a storage area. The accommodation comprises an entrance porch, reception hall, refitted shower room with WC, sitting room with dining area, refitted dining/kitchen, utility room, shower room and three bedrooms. Outside the property has an attractive enclosed garden and benefits from driveway parking for several vehicles. The agent recommends an early inspection to appreciate this beautiful home and its convenient location within the village. Accommodation with approximate dimensions as follows:

Entrance Porch

With double glazed front door leading to:

Reception Hall

With fitted matwell. Double radiator. Coving. Access to partially boarded roof space. Large built-in cloaks cupboard with sliding doors. Carpet. Ceiling down lights.

Shower Room

Refitted with a white suite comprising walk-in shower with shower boarding, mains raindrop shower with hand held shower attachment. Vanity unit with inset wash hand basin. WC. Large chrome ladder radiator. Two double glazed windows to front with obscured glass. Ceiling down lights. Extractor fan.

Sitting Room with Dining Area 6.54m (21ft 1in) x 6.14m (19ft 10in)

"L" Shaped with French doors opening onto the garden with two windows to rear having pleasant views. Feature honed marble fireplace with gas fire. TV and telephone points. Coving. Three radiators. Double doors from hall. Connecting door to kitchen. Two pendant light fittings. Wall lights.





Kitchen/ Dining Room 6.97m (22ft 6in) x 4.73m (15ft 3in) overall measurement

Refitted with a range of contemporary white gloss base and eye level cupboards with pan drawers and under cabinet lighting. Stainless steel one and a half bowl sink with wood effect work surfaces over with upstands and splashbacks. Integrated appliances to include SCHOTT CERAN INDUCTION HOB WITH EXTRACTOR OVER, COMBINATION MICROWAVE OVEN AND SEPARATE ELECTRIC OVEN AND FRIDGE FREEZER. Plumbing for dishwasher. LED ceiling down lights. Tiled floor. Open to dining area with TRIPLE glazed windows with French doors leading to a paved terrace. Door to :



Utility Room 2.71m (8ft 9in) x 2.40m (7ft 9in)

With triple glazed window to side. Matching base and eye level cupboards. Stainless steel sink unit with work surfaces over. Plumbing for washing machine and space for tumble dryer. Tall ladder radiator. Wall mounted gas central heating boiler. Access to roof space. Tiled flooring. Door to:

Shower Room

With wood effect flooring. Walk-in shower cubicle with shower boarding and MIRA electric shower. WC and wash hand basin. Tall ladder radiator. Ceiling down lights. Extractor fan.

Bedroom 1 3.64m (11ft 9in) x 3.54m (11ft 5in)

With built-in double wardrobes with mirrored sliding doors. Double radiator. Double glazed window to rear. Pendant light fitting. Carpet.

Bedroom 2 4.28m (13ft 10in) x 2.92m (9ft 5in)

With single radiator. Double glazed window to front. Pendant light fitting. Carpet.

Bedroom 3/ Study 2.92m (9ft 5in) x 2.27m (7ft 4in)

With single radiator. Triple glazed window to front. Carpet. Pendant light fitting.



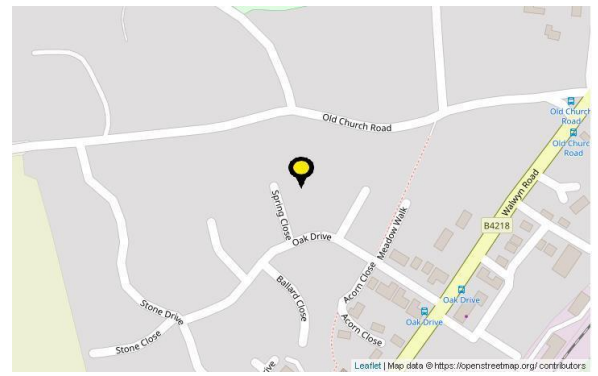
Outside

An imprinted concrete driveway provides off road parking for several vehicles bordered by low maintenance gravelled areas with potential for further off road parking if required. The double garage to the front of the property has been partially converted to create the shower and utility room with a storage area to the front measuring 15'1" x 7'11" with up and over door, light and power. Gates to either side of the property give access to the rear garden with paved terracing to the side and rear with an enclosed lawned garden to the side with established shrubs and trees. There is a useful outside tap and external power point.



Directions

From the agents Colwall office turn left and proceed up Walwyn Road in the direction of Malvern. After a short distance turn left into Oak Drive and then turn right into Spring Close. The property will be found at the head of the cul de sac.



Services

We have been advised that mains services 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 local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

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

General

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/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

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax

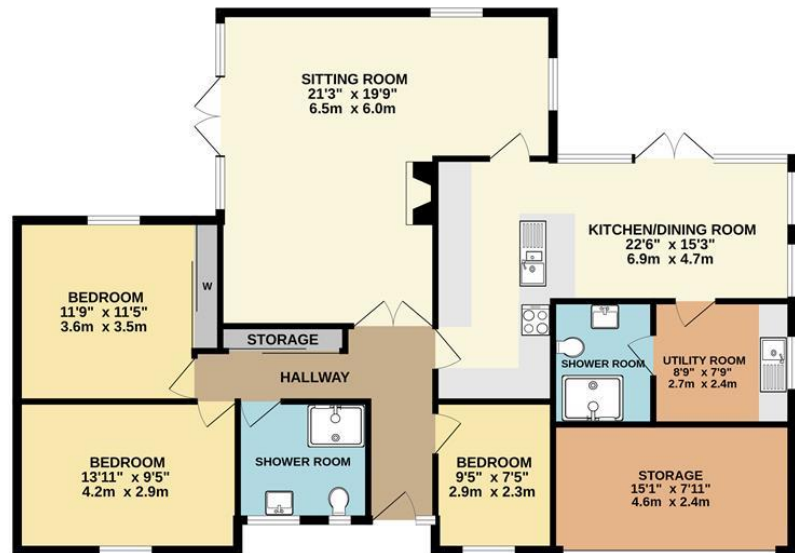
Council Tax Band F

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 D (67).

GROUND FLOOR
1320 sq.ft. (122.6 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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 is given 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 leasees 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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EST. 1981

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