



AN IMPRESSIVE MODERN DETACHED HOME CONSTRUCTED BY BLUE CEDAR HOMES SITUATED IN AN EXCLUSIVE DEVELOPMENT FOR THE OVER 55'S IN THE HEART OF THE VILLAGE OF COLWALL OFFERING SPACIOUS TWO BEDROOMED ACCOMMODATION WITH CONTEMPORARY OPEN PLAN LIVING, ATTRACTIVE SUN ROOM, TWO BATH/SHOWER ROOMS, DELIGHTFUL LANDSCAPED GARDEN, SINGLE GARAGE, TANDEM DRIVEWAY PARKING. NO CHAIN.

INTERNAL INSPECTION HIGHLY RECOMMENDED. EPC B.

6 Lime Tree Gardens - Guide Price £550,000

Walwyn Road, Colwall, Malvern, Herefordshire, WR13 6RL



6 Lime Tree Gardens

Location & Description

6 Lime Tree Gardens is located within the heart of the popular and sought after village of Colwall, which offers a good range of local facilities including newly opened Provisions of Colwall Village Store, post office, 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

6 Lime Tree Gardens forms part of an exclusive development of twelve detached properties for the over 55's in the heart of the village of Colwall. Constructed by Blue Cedar Homes in 2016, the property has been built to an exceptional standard with acute attention to detail paid to all aspects. The property was conceived around an ethos of contemporary living, adaptable throughout retirement, offering thoughtfully designed accommodation, which is representative of a forever home.

The property is equipped with several discreet features enabling comfortable living in later years should the needs of the homeowner change. Offering high quality fittings throughout, the property boasts oak flooring, solid internal doors, integrated Neff kitchen appliances with granite work surfaces and bathrooms equipped with Duravit sanitaryware and Porcelanosa tiles. The property further benefits from double glazed windows and external doors and a superbly efficient gas central heating system.

On the ground floor, there is a light and spacious reception hall, a contemporary open plan L-shaped kitchen/dining/living room with French doors leading to an attractive sun overlooking the landscaped rear garden and a generous shower room. On the first floor a light filled galleried landing leads to the master bedroom with adjoining dressing room/study and an en suite bathroom (also accessed from the landing) and a further double bedroom.

The property benefits from its own landscaped garden, an attached **GARAGE** and tandem driveway parking. An attractive landscaped communal garden with summerhouse is an additional feature of the development and available for all to enjoy.

The communal garden is maintained by the visiting Estate Manager employed by Blue Cedar Homes and this, together with a range of other services, are covered by an annual service charge. The property also benefits from the remainder of a 10 year NHBC warranty.

Offered for sale with no onward chain, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Reception Hall

Feature oak front door with window panel, front facing window, oak flooring, stairs to first floor with generous understairs storage cupboard, telephone point, radiator, entry alarm system. Doors to

Shower Room

Contemporary white suite comprising low level entry double shower cubicle, Duravit wall mounted wash hand basin, Duravit low level WC. Low energy downlighters with LED spotlights, extractor fan, electric chrome towel rail, Porcelanosa wall and floor tiles, electric underfloor heating.





Open Plan L-Shaped Kitchen/Dining/Living Room

An attractive light and airy open plan space with plain ceilings and coving throughout.

Kitchen Area 3.49m (11ft 3in) x 2.56m (8ft 3in)

The kitchen has a large front facing window with views over the landscaped communal garden. It is well equipped with Neff appliances to include an eye level stainless steel single **OVEN** with retractable door, ceramic HOB, stainless steel **MICROWAVE OVEN** and quartz **GRILL**, glass canopy extractor hood, integrated **FRIDGE FREEZER, WASHER/DRYER** and **DISHWASHER**. There are ample granite worktops with upstands and an undermount sink. Low energy downlighters with LED spots.

Living/Dining Room 7.36m (23ft 9in) x 5.81m (18ft 9in)

There are two radiators, two TV/satellite points, telephone points, three pendant ceiling lights. There are side and rear facing windows and French doors to the Sun Room.

Sun Room 3.38m (10ft 11in) x 2.87m (9ft 3in)

Enjoying a pleasant outlook overlooking the landscaped garden. Wall light, radiator. French doors leading to the garden.

First Floor Galleried Landing

Reached by a staircase with solid oak handrail and feature newel post, this is a bright space further enhanced by two Velux roof lights (one automated with rain sensors). The double-doored airing cupboard is fitted with slatted shelving and houses the Worcester gas central heating boiler. Doors to

Master Bedroom 4.68m (15ft 1in) x 3.20m (10ft 4in)

Enjoying a dual aspect with views towards the Malvern Hills. Two large double fitted wardrobes provide hanging rails and shelving. Additionally, there is one radiator, pendant ceiling light, telephone point, satellite and TV point. Door leading to:

Dressing Room/Study 2.56m (8ft 3in) x 2.56m (8ft 3in)

Velux roof light, wall light.

En Suite/Bathroom

Opaque glazed window. Fitted with a contemporary white suite comprising Duravit low level WC, wash hand basin set in vanity unit with drawer storage, panel bath, walk in shower cubicle. Electric underfloor heating, electric chrome towel rail, Porcelanosa wall and floor tiles, low energy downlighters with LED spots. Also accessed from the landing.

Bedroom 2 4.28m (13ft 10in) x 3.49m (11ft 3in)

Bright and airy dual aspect room with wonderful views across the landscaped communal garden. Pendant ceiling light, radiator, TV point, telephone point. Access to insulated loft space.

Outside

6 Lime Tree Gardens is approached via a private drive off Walwyn Road, which also serves two other properties. A bloc paved driveway provides tandem parking for up to two vehicles and in turn leads to a **SINGLE GARAGE** (17'7 x 12'2) with electric up and over door, light and power connected.

A gated side entrance leads to the rear garden, which is attractively arranged with a paved seating area and steps leading to a raised shrub and plant border. There are two apple trees, a further raised flowerbed and an outside water tap.



Directions

From the agent's Colwall Office turn left and continue past Oak Drive on the left. Shortly after the entrance to Lime Tree Gardens, there is further turning on the right hand side into a private road leading to numbers 5, 6 & 7. The driveway for No 6 can be found on the left hand side.



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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We have been advised (subject to legal verification) that the property is Freehold. There is a management company in place. Blue Cedar Homes Management Company charges are currently £3,032pa or £758 per quarter. The charges cover landscape and grounds maintenance, regular estate manager visits, external lighting and general security, periodic external window cleaning, external redecoration, gutter cleaning (annually). A full list of services and costs is available from the agent on request.

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 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 formally 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

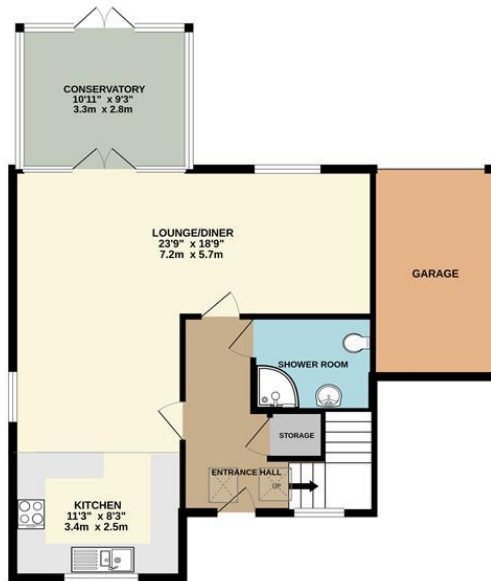
COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is B (84).

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 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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