



**A SPACIOUS EXTENDED FOUR BEDROOM END-TERRACE HOME IN THE SOUGHT-AFTER PRIMESWELL CLOSE, COLWALL. BEAUTIFULLY MAINTAINED, THIS PROPERTY OFFERS GENEROUS LIVING SPACES, A MODERN KITCHEN WITH GARDEN ROOM AND A PRIVATE GARDEN. IDEAL FOR FAMILIES OR DOWNSIZERS, IT BOASTS A PRIME LOCATION CLOSE TO LOCAL AMENITIES, SCHOOLS, AND SCENIC COUNTRYSIDE. STUNNING VIEWS TO THE MALVERN HILLS AND OFF-ROAD PARKING. NO CHAIN. EPC B.**

## 7 Primeswell Close - Guide Price £475,000

Colwall, Malvern, Herefordshire WR13 6RP





## 7 PRIMESWELL CLOSE

### Location

Nestled within the stunning Malvern Hills, the charming village of Colwall boasts a vibrant community and excellent amenities.

This sought-after location offers a variety of local conveniences, including shops, schools, a doctor's surgery, churches, pubs, and a mainline railway station with direct services to Hereford, Worcester, Birmingham, Oxford, and London. The nearby towns of Ledbury (4 miles) and Great Malvern (2 miles) provide even more amenities, all easily accessible by road, rail, or bus, making Colwall an ideal place for both convenience and countryside living.

Colwall is home to the well-regarded Colwall Church of England Primary School, offering a nurturing environment with strong community ties. For secondary education, John Masefield High School in nearby Ledbury is a popular choice, along with The Chase in Malvern. The prestigious The Downs Malvern College Prep School and The Elms are leading independent schools and just a short distance away in the Village.

### Property Description

Built to an exceptional standard in 2016, No. 7 Primeswell Close features hand-finished kitchens, a delightful garden room, and elegant luxury bathrooms.

The property has been further enhanced with the addition of a second floor, creating a stunning primary suite with a generous bedroom, ensuite bathroom, and panoramic views of the Malvern Hills.

Designed for comfort and energy efficiency, the home benefits from excellent insulation and a gas-fired condensing boiler, ensuring year-round warmth and enjoyment.

### ACCOMMODATION:

#### Entrance Hall

Wood effect flooring, double glazed window to side, store cupboard, stairs to the first floor, door to dining kitchen (described later) and door to:

#### Living Room 5.01m (16ft 2in) x 3.35m (10ft 10in)

Pendant light fitting, two double glazed windows to front and radiator.

#### Kitchen/Dining Room 6.25m (20ft 2in) x 2.97m (9ft 7in)

#### Dining Area

Pendant light fitting, wood effect flooring, space for dining table and chairs, understairs storage cupboard and door to WC (described later) Open to conservatory/garden room (described later) and open to:

#### Kitchen Area

tilled flooring, ceiling spot lights, space for American style fridge freezer (available by separate negotiation). Base and eye level units with work surface over, space for dishwasher & washing machine, undercounter wine fridge, electric oven with four ring electric hob over and extractor fan above. Sink with mixer tap, cupboard with boiler and double glazed window to rear.





#### **WC**

Tiled flooring, obscured double glazed window, wash hand basin, low level WC, ceiling spot lights and extractor fan.

#### **Conservatory/Garden Room 3.41m (11ft) x 2.68m (8ft 8in)**

Wood effect flooring, half height walls, electric radiator, ceiling spot lights, wall lights and doors to garden.

#### **First floor landing**

Store cupboard, doors to all rooms, stairs to second floor and two double glazed window.

#### **Bedroom 2 3.35m (10ft 10in) x 3.10m (10ft)**

Two double glazed windows to rear, radiator, pendant light fitting and door to:

#### **En Suite Shower Room**

Tiled floor, obscured double glazed window, low level WC, heated towel rail, wash hand basin, shower cubicle, extractor fan and ceiling spot lights.

#### **Bedroom 3 4.23m (13ft 8in) x 2.97m (9ft 7in)**

Radiator, front facing double glazed window and pendant light fitting

#### **Bedroom 4 2.97m (9ft 7in) x 2.53m (8ft 2in)**

Radiator, front facing double glazed window and pendant light fitting

#### **Family Bathroom**

Tiled floor, part tiled walls, obscured double glazed window, low level WC, wash hand basin, ceiling spot lights, extractor fan and bath with shower over.

#### **Second floor landing**

Ceiling spot lights, Velux window with views and door to:

#### **Bedroom 1 5.35m (17ft 3in) into eaves x 4.26m (13ft 9in) into eaves**

Two radiators, three Velux windows with views to the hills, eaves storage, built in wardrobes and door to:

#### **Ensuite**

Tiled flooring, part tiled walls, low level WC, wash hand basin, radiator, obscured double glazed window, Velux window, large shower cubicle and heated towel rail.

#### **Outside**

To the front of the property there is parking for two vehicles. A pathway leads to a covered storm porch with a seating area. The pathway leads to the gated access for the rear garden.

#### **Rear garden**

Mostly laid to lawn with a feature seating area at the top of the garden. Attractive large patio accessed from the garden room and space for an outdoor seating area.

#### **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.

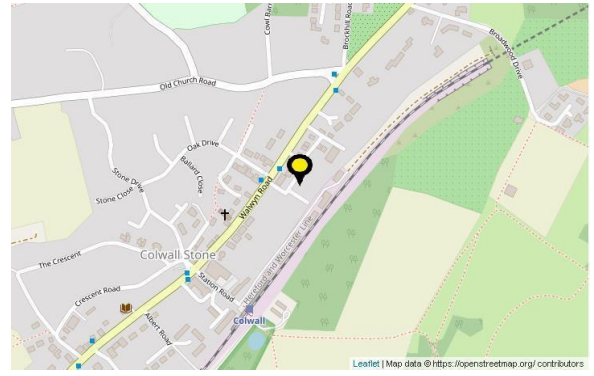


## Directions

From the agents Colwall office turn left and proceed up Walwyn Road. Turn right just before the village shop (Provisions) into Primeswell Close. No.7 will then be found on at the bottom of the close on the left hand side.

## Viewing

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



## Tenure

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

## 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.

## Council Tax

COUNCIL TAX BAND "D"

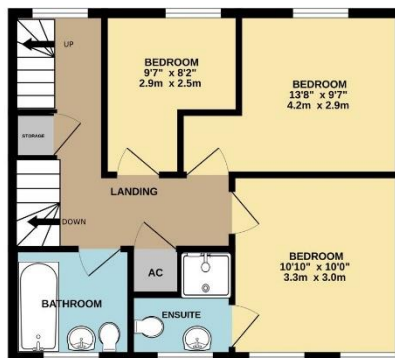
## EPC

The EPC rating for this property is B (83).

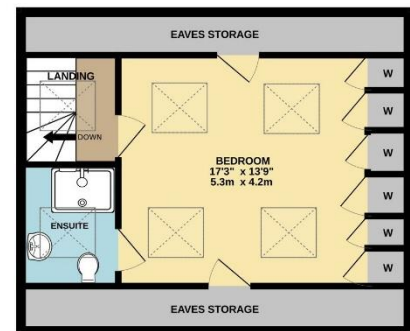
GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



**Ledbury Office**  
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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.