

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED CONTEMPORARY SPLIT- LEVEL DETACHED PROPERTY SITUATED IN THE HEART OF THE SOUGHT AFTER VILLAGE OF COLWALL OCCUPYING AN ELEVATED POSITION WITHIN A SMALL CUL DE SAC OFFERING OPEN-PLAN LIVING SPACE, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, UTILITY ROOM, DOUBLE GARAGE WITH DRIVEWAY PARKING AND ATTRACTIVE LANDSCAPED GARDEN. EPC C**

## 2 Stone Close – Guide Price £599,950

Colwall, Malvern, Herefordshire, WR13 6QZ

4 1 2





## 2 Stone 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

2 Stone Close is a beautifully presented split level detached home occupying an elevated position within a small cul de sac close to the centre of Colwall village.

This spacious family home has a contemporary feel with a light filled open-plan living space, large picture windows and sliding patio doors leading to a westerly terrace, ideal for outside dining with friends and family, allowing for effortless indoor-outdoor living.

Benefitting from gas central heating and double glazing throughout the accommodation comprises to the lower ground floor an entrance hall with access to the utility room and connecting door to the double garage.

Stairs lead to the upper ground floor and contemporary open plan living space with re-fitted kitchen incorporating a matching island unit, dining area and living room with inset wood burner and attractive tiled surround. An inner hallway leads to the master bedroom with en-suite shower room, three further bedrooms and the family bathroom.

Outside is a low maintenance paved wrap-around garden, with feature "Japanese" garden and seating areas. A generous driveway provides off road parking with access to the detached integral garage.

The agent recommends an early inspection to appreciate this beautiful home and convenient location within the village.

### ACCOMMODATION

#### Door Canopy

#### Entrance Hall

With part glazed composite entrance door and surrounds. Wood flooring. Radiator. Stairs to first floor with useful understairs storage. Door to:

#### Utility Room 2.30m (7ft 5in) x 1.55m (5ft)

With feature port hole window. Stainless steel sink unit with cupboard under. Plumbing for washing machine and space for tumble dryer. Wall mounted Vaillant gas fired boiler. Tile effect flooring. Connecting door to double garage with up and over door, light and power.

### UPPER GROUND FLOOR

#### Upper Hallway

Double glazed window to side. Wood flooring. Large airing cupboard housing hot water tank and useful shelving. Cloaks cupboard. Access to roof space with part boarding and loft ladder.

#### Open-Plan Living / Dining Area 6.87m (22ft 2in) x 6.74m (21ft 9in)

Spacious contemporary living space, light filled with large picture windows to front and sliding doors connecting to the outdoor westerly facing terrace. Feature inset wood burner with tiled surrounds. Wood flooring. TV point. Radiator. Open to :







#### **Kitchen 2.73m (8ft 10in) x 2.25m (7ft 3in)**

Re-fitted contemporary kitchen comprising wall and base cupboards with composite marble effect work surfaces over with upstands and inset sink unit. NEFF APPLIANCES to include induction hob with extractor over, double oven with combination microwave oven and warming drawer. Matching Island unit incorporating FRIDGE, FREEZER, BIN STORAGE and storage cupboards. Double glazed window to side. Ceiling downlights.

#### **Master Bedroom 4.31m (13ft 11in) x 3.72m (12ft)**

Light filled with large picture window overlooking the terrace. Fitted wardrobes. Radiator. Carpet. Pendant light fitting. Part glazed oak panelled door to:

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

With tiled walk-in shower with electric MIRA shower and glazed shower screen. WC and wash hand basin with mirrored storage cupboards over. Chrome ladder radiator. Wood effect flooring. Obscured glazed window to side. Extractor fan.

#### **Bedroom 2 4.31m (13ft 11in) x 3.15m (10ft 2in)**

Large double glazed window to rear. Radiator. Carpet. Pendant light fitting.

#### **Bedroom 3 3.15m (10ft 2in) x 2.06m (6ft 8in)**

Double glazed window to side. Radiator. Carpet. Pendant light fitting.

#### **Bedroom 4 2.76m (8ft 11in) x 2.22m (7ft 2in)**

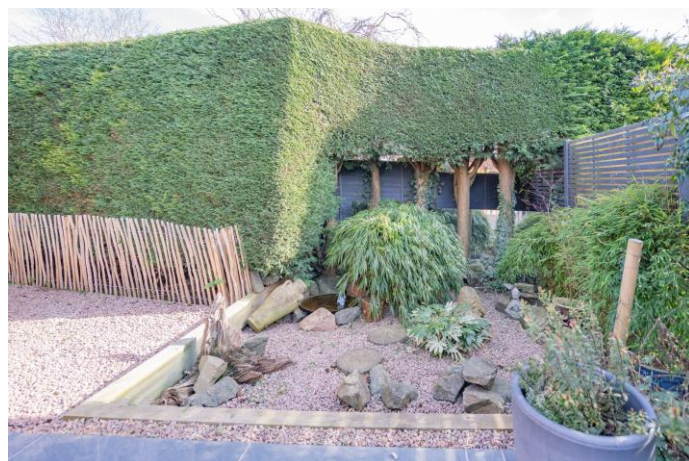
Double glazed window to side. Radiator. Carpet. Pendant light fitting.

#### **Bathroom**

White suite comprising WC, wash hand basin, panelled bath with mixer tap, shower attachment and glazed shower screen. Wall tiling and wood effect flooring. Chrome ladder radiator. Obscured eye level window to rear.

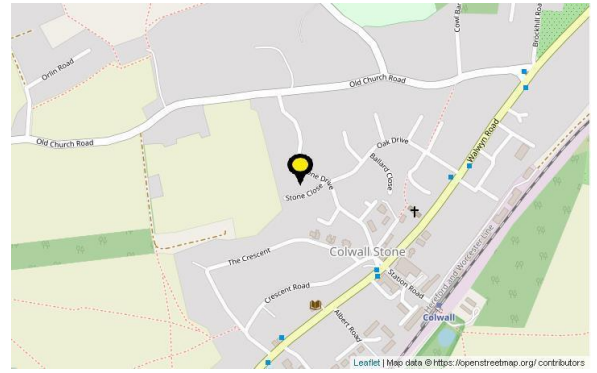
#### **Outside**

To the front of the property is a large level gravelled driveway with parking for several vehicles giving access to the integral double garage 21'3"x 16'4" with light and power and electric door. Steps to the side of the property lead to the enclosed upper terrace which wraps around the property. The terrace offers a good level of privacy with evergreen hedging and fencing and a feature "Japanese Garden". Enjoying a westerly aspect with access from the dining kitchen is a large seating area to entertain with friends and family. Unclosed in the sale is a useful garden shed. Outside tap and electrical sockets.



## Directions

From the agent's Colwall Office turn right and immediately right into Stone Drive. Continue along Stone Drive and turn left into Stone Close where the property will be located 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 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 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

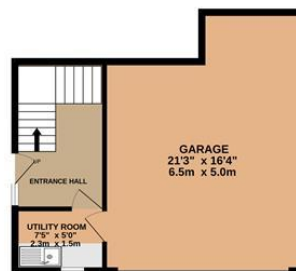
COUNCIL TAX BAND "F"

## EPC

The EPC rating for this property is C (71).

GROUND FLOOR  
442 sq. ft. (41.1 sq.m.) approx.

1ST FLOOR  
1071 sq. ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA: 1513 sq. ft. (140.6 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 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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THE PROPERTY PROFESSIONALS  
EST. 1981

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