

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



OFFERING NO ONWARD CHAIN AND POSITIONED WITH THIS SOUGHT AFTER AND PICTURESQUE VILLAGE A STUNNING FOUR DOUBLE BEDROOM DETACHED PROPERTY OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION INCLUDING A STUNNING OPEN PLAN LIVING DINING KITCHEN. ENERGY RATING B.

Kingston Close - Guide Price £469,000

22 Kingston Close, Welland, Worcestershire, WR13 6LZ



22 Kingston Close

Location & Description

Kingston Close is positioned in a popular development which was created by Bovis Homes over the last seven years and is set in the tranquil village of Welland. It is a country village but close to the Spa Town of Malvern which offers that little 'extra'. Malvern is host to a number of boutique shops and restaurants. Plus many mainstream facilities including Waitrose, Morrisons and the main banks. Not forgetting the famed Malvern Hills and the excellent Theatre Complex, which also houses a cinema, events hall, bar, restaurant as well as the theatre. The City of Worcester is close, being only 15 minutes car journey. The Cities of Gloucester and Hereford are also within easy reach.

The village has a range of facilities including a primary school, general stores and Post Office, café, two good quality pubs, village hall and local church. Two main line railway station in Malvern offer direct links to Worcester, Birmingham, London, Hereford and South Wales, while the M5 and M50 motorways are close by bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for both in the public and private sectors at primary and secondary levels.

Property Description

22 Kingston Close is a well presented detached family home situated on a modern development of similar properties. It is of Bovis's popular Canterbury Design and offers spacious and flexible accommodation in excess of 1250 sq. ft with light and airy rooms set over two floors and benefitting from air source heating and double glazing.

On entering the property the welcoming reception hallway gives access to all principle rooms and from where the stairs ascend to the 1st floor. Positioned across the rear of the property is a wonderful open plan living dining kitchen providing a family orientated space with double doors opening through to the sitting room. A useful office/study provides a flexible space for those working from home or for a family could double as a playroom. The utility room with W.C completes the ground floor. To the first floor a generous master bedroom benefits from a fitted en-suite and there are three further double bedrooms serviced by the modern family bathroom.

Outside the property is initially approached via a foregarden with a paved pedestrian path leading to a storm porch set under a pitched roof with wooden supports while to the rear is a generous enclosed rear garden.

A composite obscure glazed front door set under the storm porch opens to the accommodation which comprises in more detail;

Reception Hall

An open space with wooden balustraded staircase to first floor and useful understairs storage cupboard. Two ceiling light points, radiator, Karndean flooring, doors to study, sitting room and dining kitchen (described later) and door to

Utility Cloakroom

Obscured double glazed window to side, white close coupled WC with wash hand basin with mixer tap and work surface over. To one wall there is a range of cupboards incorporating a washing machine and worktop. Ceiling light point, radiator. Karndean flooring.

Sitting Room 5.32m (17ft 2in) maximum into bay x 3.61m (11ft 8in)

Wide double glazed bay window to front offering glimpses of the Malvern Hills. Inset ceiling light points, radiator. Door from reception hall, double doors with glazed insets opening through to

Living Dining Kitchen 3.18m (10ft 3in) x 7.80m (25ft 2in)

Positioned to the rear of the property, this is a fine family orientated space overlooking the enclosed garden. The room is divided into two parts which comprise in more detail of

Kitchen

Fitted with a range of shaker style drawer and cupboard base units with chrome handles and butchers block style worktop over with matching wall units with downlighters. Set beneath a double glazed window to rear and overlooking the garden is a one and a half bowl stainless steel sink unit with mixer tap and drainer. Range of integrated appliances including a **DISHWASHER**, **FRIDGE** and **FREEZER**, space and connection point for an





electric range cooker with glass splashback and stainless steel extractor hood over. Radiator, inset ceiling light points. Kardean flooring Open through to

Dining Room

Double glazed double doors with matching side panels opening to the rear patio. Inset ceiling spotlights, radiator. Kardean flooring. Double doors with glazed insets open to the sitting room.

Study 2.35m (7ft 7in) x 5.14m (16ft 7in)

Double glazed window to front, ceiling light point and radiator.
First Floor

Landing

Access to loft space, ceiling light point, radiator. Airing cupboard housing the hot water cylinder. Doors to

Master Bedroom 5.06m (16ft 4in) max into bay x 3.61m (11ft 8in)

Double glazed bay window to front with views to the Malvern Hills. Inset LED downlighters. First floor zoned heating thermostat. Fitted double wardrobe with hanging and shelf space, radiator, inset ceiling downlighters and door to

En-suite

Fitted with a modern white close coupled WC, wall mounted wash hand basin with mixer tap. Walk-in shower enclosure with glass screen and thermostatically controlled, hand held, shower over. Inset ceiling spotlights, ceiling extractor fan. Tiled floor and splashbacks. Wall mounted heated towel rail.

Bedroom 2 3.10m (10ft) x 3.41m (11ft) max

Double glazed window to front gives glimpses of the Malvern Hills. Inset LED downlighters and radiator

Bedroom 3 2.87m (9ft 3in) max x 4.44m (14ft 4in) max

Double glazed window to rear, inset LED downlighters, radiator. Useful recess where fitted wardrobes could be installed.

Bedroom 4 2.51m (8ft 1in) x 3.25m (10ft 6in)

A further double bedroom with double glazed window to rear. Radiator, inset ceiling downlighters.

Family Bathroom

Fitted with a white suite of close coupled WC, wall mounted wash hand basin with mixer tap, panelled bath with thermostatically controlled, hand held shower over. Obscured double glazed window to side, ceiling extractor fan, LED downlighters, wall mounted heated towel rail. Tiled walls and floor.

Outside

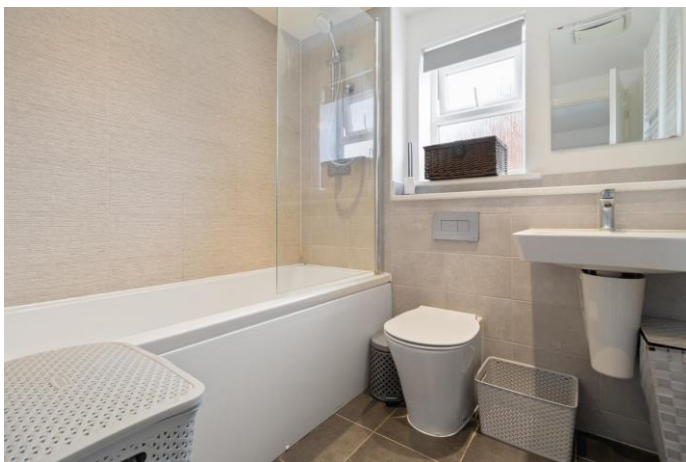
A paved patio area extends away from the property allowing for a wonderful seating area where there are views to the Malvern Hills. The whole garden is enclosed by a walled and fenced perimeter with gated pedestrian access to front. The patio gives way to a lawn flanked on one side by sleeper beds and planted shrubs. At the bottom of the garden there is a further wood chipped area with wooden seating Gazebo with table flanked by specimen trees. There is a sensored outside light point and water tap.

Garage 6.02m (19ft 5in) x 3.04m (9ft 10in)

Up and over door to front, light and power. Double glazed pedestrian door giving access to the garden.

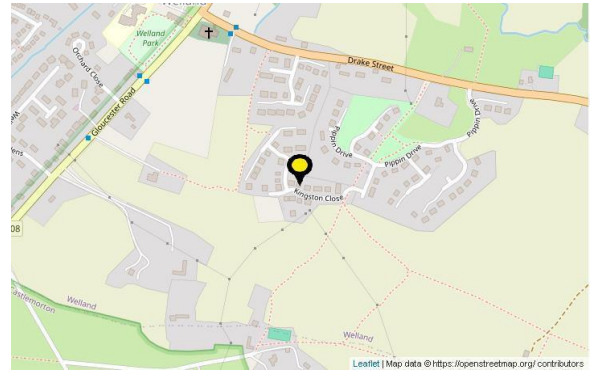
Agents Note

A small deposit payment was made in December 2018 by the current owners for the upkeep of the developments communal areas and green spaces. At present no further payments have been requested but in the future when the developments site planting scheme has been restored an annual payment will be charged by the management company which is yet to be set up.



Directions

From the John Goodwin office on the High Street, go left into Old Street, follow this road out onto the Welland Road A4104. Continue along this road and then take the turning on the left hand side into Pippin Drive. Take the third turning on the left hand side into Fortune Avenue and then the first turning on the right hand side into Kingston Close. Follow this road for a short distance where the property can be found on the right hand.



Services

We have been advised that mains electricity, water and drainage are connected to the property. Heating and hot water is provided by way of an air source heat pump. 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 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 Malvern Office, Tel: 01684 892809

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 (85).



Ground Floor



First Floor

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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