

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SUBSTANTIAL AND BEAUTIFULLY PRESENTED AND ENHANCED MODERN EXECUTIVE DETACHED PROPERTY SITUATED IN A FABULOUS POSITION IN A POPULAR AND MUCH SOUGHT AFTER DEVELOPMENT IN WELLAND. THE PROPERTY OFFERS METICULOUSLY MAINTAINED ACCOMMODATION SET OVER TWO FLOORS WITH WELL PROPORTIONED AND SPACIOUS ROOMS BENEFITING FROM CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, DOUBLE GARAGE AND A BEAUTIFULLY LANDSCAPED REAR GARDEN. ENERGY RATING "B"

Pippin Drive - Guide Price £575,000

19 Pippin Drive, Welland, Worcestershire, WR13 6SN



19 Pippin Drive

Location & Description

Located in the popular St James Green development within the highly regarded village of Welland. The development has been created by Bovis Homes over the last eight years and much thought has gone into the design of the estate which offers well spaced out homes with large communal green areas and 19 Pippin Drive overlooks one of these areas.

The village of Welland is well served with a shop, a Post Office, community hall, community orchard, church and two public houses located on the outskirts of the village. Further and more extensive amenities are available in the riverside town of Upton upon Severn, city of Worcester and the Victorian hillside town of Great Malvern.

Educational needs are well catered for with primary schools in Welland and Upton upon Severn as well as a secondary school at nearby Hanley Castle. Great Malvern and Worcester offer excellent private education facilities at both primary and secondary levels.

Transport communications are excellent with the M50 and M5 motorway positioned just outside Upton bringing the Midlands, South West and South Wales into an easy commute. The mainline railway station in Malvern provides direct links to Worcester, Birmingham, London, Hereford and South Wales.

Property Description

Originally built by Bovis Homes eight years ago to their Stanbrook design and has been owned by the current occupier since then. It overlooks an open grass area and is set back behind a lawned foregarden with hedged perimeter where a paved pedestrian path leads through planted beds to a composite double glazed front door under a storm porch with pitched tiled roof and light. The garden extends to the left of the house with further shrub beds and leads to a gate giving access to the rear. To the right is a double width driveway offering ample off road parking for up to four vehicles and giving access to an attached double garage.

The accommodation is in excess of 1300 sq. feet and benefits from oil central heating and double glazing. The current owners have considerably enhanced the house since their purchase and paid for many upgrades at the time it was built making it a superb and fine home.

The accommodation in more details comprises:

Reception Hall

A welcoming space with open wooden balustraded staircase to first floor and useful understairs storage cupboard. Two ceiling light points, radiator. Door to sitting room, study and living dining kitchen (described later). Porcelanosa tiled floor which was one of the upgrades paid for by the vendors, flows throughout this area and through a door to

Utility/Cloakroom

Fitted with a white close coupled WC with shelf over which continues to the right hand side, a pedestal wash hand basin. Integrated washing machine with shaker style cupboard to side with worktop and splashbacks over. Radiator. Ceiling light point and extractor fan. Tiled splashbacks and floor and obscure double glazed window to side. Cupboard housing the oil fired boiler which is controlled by a Nest heating two zone control system.

Sitting Room 5.32m (17ft 2in) max into bay window x 3.56m (11ft 6in)

A light and airy room positioned to the front of the property and enjoying views to the Malvern Hills through a wide double glazed bay window. Two ceiling light points, radiator. At present there is a freestanding electric fire with surround and hearth which is available by separate negotiation. The sitting room is conveniently situated adjacent to the living, dining kitchen which is accessed via double multi-panelled glazed doors to create a wonderful area for entertaining.

Living Dining Kitchen 7.78m (25ft 1in) x 3.20m (10ft 4in)

Positioned across the rear of the property, this is an open space ideal for family living and overlooking a beautifully manicured garden. This room is currently divided into two main areas comprising of:

Kitchen

Fitted with shaker style drawer and cupboard base units with chrome handles and worktops over with matching splashbacks. There are additional wall units and the kitchen boasts a range of integrated appliances including a four ring electric **HOB** with glass splashback and stainless steel extractor over. Eye level Hotpoint **DOUBLE OVEN**, Indesit **DISHWASHER**, tall **FRIDGE FREEZER**. Set under the double glazed window to rear overlooking the wonderful garden is a one and a half bowl stainless steel sink with mixer tap and drainer. Inset LED downlighters. Radiator, Porcelanosa tiled floor also flows throughout this area and into





Dining Area

Enjoying double glazed double doors with matching side panels overlooking the garden and giving access to the rear patio. Ceiling light point and radiator. Pedestrian door giving access to the reception hall.

Office/Playroom 2.37m (7ft 8in) x 2.04m (6ft 7in)

A versatile and flexible space. Positioned at the front of the house and accessed from the reception hall. Double glazed window to front giving glimpses to the Malvern Hills. Ceiling light point, radiator and continued tiled flooring.

First Floor

Landing

Airing cupboard housing the hot water pressurised cylinder. Access to part boarded loft space via a pull down ladder. Doors to

Bedroom 1 5.04m (16ft 3in) max into bay x 3.56m (11ft 6in) max

Wide double glazed bay window to front aspect offering westerly views to the Malvern Hills. A generous double bedroom with ceiling light point and fitted double wardrobe with mirrored sliding doors incorporating hanging and shelf space. Nest zoned heating control point for the first floor. Door to

En-suite Shower Room

Close coupled WC, wall mounted wash hand basin with mixer tap. Walk-in shower enclosure with thermostatically controlled shower over and hand held unit. Inset LED downlighters and ceiling mounted extractor fan. Wall mounted shaver point and mirrored cupboard over sink. Upgraded floor and wall tiling. Wall mounted heated towel rail.

Bedroom 2 2.87m (9ft 3in) max into recess x 4.44m (14ft 4in) max into recess

Positioned to the rear of the property and being a good size double bedroom affording views over open countryside through a double glazed window. Ceiling light point, radiator. Useful recess where fitted wardrobes could be installed.

Bedroom 3 2.53m (8ft 2in) x 3.28m (10ft 7in)

Also positioned to the rear of the house this double bedroom enjoys a double glazed window with views. Ceiling light point and radiator.

Bedroom 4 3.07m (9ft 11in) x 3.38m (10ft 11in) max into recess

Double glazed window to front with views to the Malvern Hills, ceiling light point and radiator. Useful recess where fitted wardrobes could be installed.

Family Bathroom

Fitted with a close coupled WC, wall mounted wash hand basin with mixer tap. Panelled bath with mixer tap and thermostatically controlled shower over with hand held unit. Inset LED downlighters and ceiling mounted extractor fan. Wall mounted heated towel rail and obscure double glazed window to side. Walls and floors in complimentary tiling.

Outside

One of the key selling features of this property is the beautiful landscaped garden which has been created by the owners. A lot of time, effort and money has gone into the presentation of this wonderful space. On exiting the property you are immediately met by the paved patio area ideal for seating. A central path leads past a sunken area where a fire pit is positioned with love seat included in the sale. To the left is a further stone chipped seating area surrounded by specimen trees and beautifully planted herbaceous beds displaying colour and variety throughout the year. A central circular patio leads to a path and Pagoda seating area surrounded by planted beds. At the bottom of the garden there is an arbour with seat currently flanked by a waterfall feature tumbling down into an ornamental pond. The garden has a high degree of privacy and is surrounded by a walled and fenced perimeter with gated pedestrian access to front. It is interspersed with a range of specimen trees and further benefits from water tap, outside power point and sensed light unit. To the left are vegetable beds and a soft fruit cage. Double glazed composite door to

Double Garage 6.07m (19ft 7in) x 6.20m (20ft)

Having two up and over doors to front, light and power. Pedestrian door to patio. Useful space which subject to the relevant permissions being sought could be converted into additional accommodation to the main residence. To the front of the garage are sensed light points.

Agents Note

A small deposit payment was made at the time of purchase 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 our Malvern office, head south on the A449 towards Ledbury. Continuing for 3.3 miles after which take the left hand fork onto the A4104 signed Welland and Upton upon Severn. Continue along this road for some distance and at the staggered crossroads in the village of Welland head straight over, taking the second turn on the right after approximately 0.2 of a mile. Follow the road and the property can be found on the left hand side.



Services

We have been advised that mains electricity, water and drainage are connected to the property. Central heating is provided by way of an oil fired system. 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

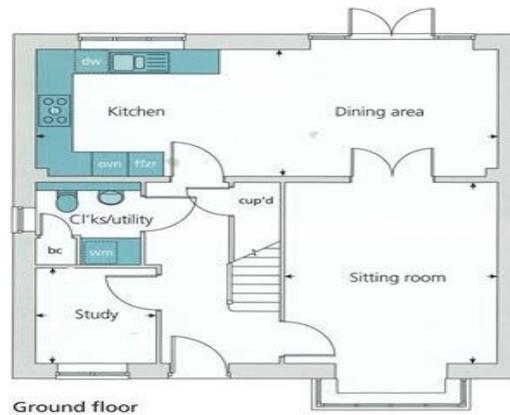
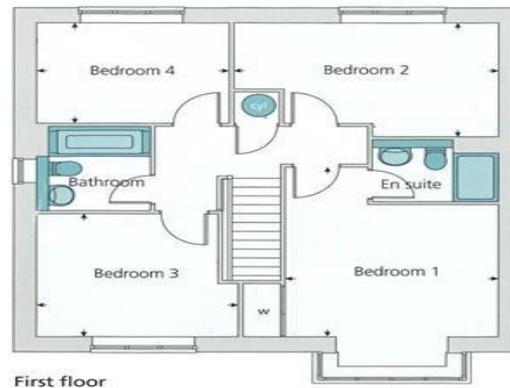
Council Tax

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 (84).



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

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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.