

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY POSITIONED DETACHED PROPERTY SITUATED IN A QUIET CUL-DE-SAC LOCATION AFFORDING WELL PRESENTED ACCOMMODATION OFFERING FOUR GENEROUS DOUBLE BEDROOMS AND AMPLE LIVING SPACE. OFF ROAD PARKING, DOUBLE GARAGE AND LOVELY GARDEN WITH VIEWS TO THE MALVERN HILLS. ENERGY RATING "D" NO CHAIN

Greycroft - Guide Price £575,000

5 Cambridge Close, Upper Welland, Malvern, WR14 4JZ

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Location & Description

The property enjoys a convenient position in the very popular village of Upper Welland just over three miles south of the well served cultural and historic town of Great Malvern where there this is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. More local facilities can be found in the nearby village of Welland which is less than a mile away. Here there is a village store, Post Office and a primary school. The busy riverside town of Upton upon Severn is just over four miles where there are further shops, several pubs, a small supermarket and Doctors surgery. The town is also well known for its summer music festivals and for its riverside marina.

Transport communications are good. Junction 1 of the M50 south of Upton upon Severn is only about seven miles and Junction 7 of the M5 motorway at Worcester is only twelve miles. There is also a mainline railway station in Great Malvern. This provides direct access to The Midlands, South West and to London. Educational needs are well catered for. The area has a deserved reputation for the quality of its schools at both primary and secondary levels and in the state and private sectors. These are all within easy striking distance of the property itself.

For those who need to walk the dog or enjoy the outdoor life the network of paths and bridleways that criss-cross the Malvern Hills are less than five minutes away by car and the Severn Valley is also nearby. St Wulstan's Nature Reserve is within walking distance.

Property Description

5 Cambridge Close is a wonderful detached family home situated in a quiet cul-de-sac in Upper Welland.

The property has been in the same ownership for twenty six years and is testament not only to its wonderful location but also the flexibility of the accommodation which has been enhanced by the current owners to include a wonderful garden room with orangery style roof to the rear.

The house is initially set back from the road behind a lawned foregarden with block paved, central path dividing the lawn. This gives access to a composite double glazed front door. The garden is flanked by planted beds with a beautiful mature specimen tree. To the right a block paved driveway offers ample parking and leads to an attached double garage which, subject to the relevant permissions being sought, has the potential to be developed into the main house or extended over to create additional bedroom space.

The accommodation benefits from gas fired central heating, double glazing and extends to 1975 sq.ft (including garage).

The accommodation in more detail comprises:

Entrance Hall

Two ceiling light points, balustraded staircase to first floor. Useful built in cupboard with sliding door incorporating hanging and shelf space. Thermostat control point. Useful understairs storage cupboard, radiator and doors to sitting room, dining room and breakfast kitchen (described later). Further door to

Cloakroom

Obscure double glazed window to front, low level WC, wall mounted wash hand basin with tiled splashback. Inset ceiling spotlight and radiator.

Sitting Room 6.07m (19ft 7in) x 3.46m (11ft 2in)

A generous room with double glazed window to front overlooking the foregarden. A focal point is the Living Flame effect gas fire set onto a tiled hearth with brick surround and wooden mantel. Coving to ceiling, ceiling light point, radiator and double doors with glazed insets and matching side panels opens to

Garden Room 2.82m (9ft 1in) x 6.14m (19ft 10in)

A flexible and versatile space enjoying a bank of double glazed windows to rear and side overlooking the rear garden. In addition and flooding the area with natural light is a double glazed "orangery" style roof with inset ceiling light points in the surrounding pelmets. Engineered wood flooring flows throughout and there is a Dakin air conditioning unit. Underfloor heating. Double glazed, double doors to side giving access to the patio area.

Dining Room 3.07m (9ft 11in) x 3.13m (10ft 1in)

A flexible and versatile space with double glazed window looking through to the garden room and the garden beyond. Currently set up as a home office with ceiling light point, wood effect flooring. Radiator.





Breakfast Kitchen 7.47m (24ft 1in) x 3.07m (9ft 11in)

A dual aspect room ideal for family living and fitted with a range of wooden shaker style drawer and cupboard base units with granite worktop over and set into which is a one and a half bowl stainless steel sink with mixer tap under a double glazed window to front. Matching wall units with underlighting and a range of integrated appliances including a Blomberg 80 cm **INDUCTION HOB** with extractor over and **COMBINATION OVEN** with single Siemens **OVEN** under and matching **WARMING DRAWER**. In addition there is an integrated Bosch **DISHWASHER** and **LARDER FRIDGE**. Granite splashbacks, inset ceiling spotlights, tiled floor flows throughout the kitchen area and into the breakfast area, positioned to the rear of the house and enjoying views across the formal garden through double glazed, double doors with matching side panel. Ceiling light point over table area. Underfloor heating and door to

Utility Room 1.99m (6ft 5in) x 2.99m (9ft 8in)

Stainless steel sink unit with cupboards under, glazed window to rear and glazed wooden door to garden. Ceiling light point, radiator, space and connection point for washing machine and tumble dryer as well as American style fridge freezer. Pedestrian door to garage (described later). Tiled splashbacks and ceiling light point.

First Floor

Landing

Wrap around landing with double glazed window to front. Access to part boarded loft space with pull down ladder. Doors to

Bedroom 1 4.28m (13ft 10in) x 3.10m (10ft)

The first of four double bedrooms being dual aspect with double glazed window to front and side with views towards St. Wulstan's Nature Reserve. Range of fitted bedroom furniture incorporating double wardrobes with hanging space and cupboards over. Ceiling light point and radiator.

Bedroom 2 2.87m (9ft 3in) x 3.46m (11ft 2in)

Also positioned to the front of the property with a double glazed window. Ceiling light point and radiator.

Bedroom 3 3.07m (9ft 11in) x 3.38m (10ft 11in)

A dual aspect room with double glazed windows to rear and side. Ceiling light point and radiator. Through the double glazed window there are fine views to the Malvern Hills. Useful recess where a fitted wardrobe could be installed.

Bedroom 4 3.10m (10ft) x 3.46m (11ft 2in)

Double glazed window to rear with view to the Malvern Hills. Ceiling light point and radiator. Wood flooring.

Family Bathroom

Fitted with a low level WC and vanity wash hand basin with cupboard under, panelled bath and corner shower enclosure with thermostatically controlled shower over. Inset LED downlighters, wall mounted heated towel rail. Two double glazed windows to rear.

Separate Shower Room

Shower enclosure with thermostatically controlled shower and folding door. Inset ceiling spotlights and ceiling mounted extractor fan. Tiled walls.

Outside

A seating area extends away from the property where the pleasures of this beautiful setting can be enjoyed. Two tiered lawn areas, one of which has a central planted bed with beautiful specimen tree. The whole garden is enclosed by a hedged and fenced perimeter and there are glimpses to the Malvern Hills. The garden further benefits from gated pedestrian access to front, outside tap, sensor security lighting, **SHED** and doorway to

Brick Built Store 2.11m (6ft 10in) x 1.99m (6ft 5in)

Connected to the rear of the garage. Accessed to front via double cedar wood doors. Light

Double Garage 5.55m (17ft 11in) x 5.21m (16ft 10in)

Remote controlled electric up and over door to front. Double glazed window to side, floor mounted central heating boiler, light and power and internal door to utility room. Electric car charging point.

Directions

From the agent's office in Great Malvern proceed south along the A449 Wells Road leaving the town and continuing towards Ledbury passing a Texaco filling station on your right hand side. Approximately quarter of a mile after this filling station and just after a primary school on your left hand side turn left down a narrow road (Upper Welland Road). Follow this route downhill for almost half a mile into the village of Upper Welland taking the third turning left into Chase Road. Take the first right into Cambridge Close after which the property can be found on the left as indicated by the agents For Sale board.



Services

We have been advised that mains gas, electricity, water and drainage 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 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 D (63).



TOTAL FLOOR AREA: 1975 sq. ft. (183.5 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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