

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A SPACIOUS AND VERSATILE FOUR BEDROOMED DETACHED FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC IN THE MUCH SOUGHT AFTER VILLAGE OF WELLAND. BEAUTIFUL, MATURE GARDEN TO FRONT AND REAR, CONSERVATORY, OFF ROAD PARKING AND GARAGE. ENERGY RATING 'E'.**

## Giffard Drive - Guide Price £375,000

37 Giffard Drive, Welland, Malvern, WR13 6SE

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# 37 Giffard Drive

## Location & Description

The village of Welland offers a Post Office/village store, primary school, public houses, Church and village hall. The Malvern's are within easy reach and are renowned for its tourist attractions to include the famous Malvern Hills, a wide range of amenities and the theatre complex with concert hall and cinema. There are also many sporting facilities available to include the Splash Leisure Centre, Manor Park Sports Club and the Worcestershire Golf Club at Malvern Wells.

Transport communications are excellent with two mainline railway stations in Malvern with connections to Worcester, London (Paddington) Birmingham and The Midlands, Hereford and South Wales.

The town of Upton upon Severn is approximately three miles distant, providing a good range of shops for everyday needs, a Post Office with banking facilities, health centre, dental surgeries, library, churches, primary school and senior school (11 to 18 years) at Hanley Castle. Upton upon Severn has a marina and numerous clubs and societies for all ages and is host to the Jazz, Folk and Blues festivals.

Upton upon Severn is well positioned being approximately three miles distant to the M50/M5 motorways, and the approximate distances to the following towns; Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

## Property Description

37 Giffard Drive offers a unique opportunity to purchase a spacious four bedroomed detached family home that has been in the ownership of the current owner since it was built. It offers a peaceful setting on a sought after development in Welland and is within walking distance of village amenities that include a shop and highly regarded primary school.

The house is well presented but does require some cosmetic refurbishment, new radiators, the loft insulation was upgraded in 2021. There is a conservatory to the rear that provides a lovely outlook to the beautiful rear garden. The property has gated access to the rear garden to the sides of the property. The house is set back from the road behind a lovely, mature and hedged foregarden an a gravel driveway.

A paved path leads to a obscure double glazed front door with matching side panel set under a storm porch that has external lighting.

Door opens to

## Entrance Hall

Ceramic tiled floor, storage heater, pendant light fitting, stairs to first floor and understairs storage cupboard.

## Sitting Room 5.76m (18ft 7in) x 3.49m (11ft 3in)

Carpet, double glazed window to front overlooking the foregarden, two pendant light fittings, electric storage heater and double doors giving access to





### Conservatory

Built of brick and wood construction, tiled floor, two electric radiators, view over the mature rear garden. Two wall lights. Double glazed French doors giving access to the garden.

### Dining Room 3.20m (10ft 4in) x 2.92m (9ft 5in)

Ceramic tiled floor, double wooden French doors giving access to the conservatory, pendant light fitting, serving hatch to kitchen and electric radiator.

### Kitchen 3.66m (11ft 10in) x 2.71m (8ft 9in)

Vinyl flooring, double glazed window overlooking rear garden, ceiling light fitting. Obscure UPVC double glazed door giving access to side passage. Range of base and eye level units with worktop over. One and a half bowl stainless steel sink with drainer. Space for fridge and dishwasher. Built in electric HOB, eye level OVEN and GRILL, extractor fan, electric radiator and serving hatch to dining room.

### Cloakroom

Ceramic tiled floor continues from the hall, low level WC, wall mounted corner wash hand basin, obscure double glazed window to side, ceiling light fitting and space for coathooks.

First Floor

### Landing

Airing cupboard housing hot water tank, carpet, double glazed window to front with a glimpse of the hills. Storage heater and pendant light fitting. Door to

### Bedroom 1 3.56m (11ft 6in) x 3.49m (11ft 3in)

Carpet, double glazed window to rear overlooking garden, electric radiator and pendant light fitting.

### Bedroom 2 3.56m (11ft 6in) x 2.84m (9ft 2in)

Carpet, double glazed window to rear overlooking the garden, electric radiator, access to loft space, pendant light fitting.

### Bedroom 3 3.49m (11ft 3in) x 2.11m (6ft 10in)

Carpet, double glazed window to front, pendant light fitting, electric radiator.

### Bedroom 4 2.84m (9ft 2in) x 2.20m (7ft 1in)

Currently used as a home office. Carpet, radiator, double glazed window to rear overlooking the garden. Pendant light fitting and electric radiator.

### Bathroom

Panelled bath with electric shower over, low level WC, pedestal wash hand basin. Vinyl flooring, ceiling light fitting, wall mounted heater, obscure double glazed window to side, electric light with shaving point.

### Outside

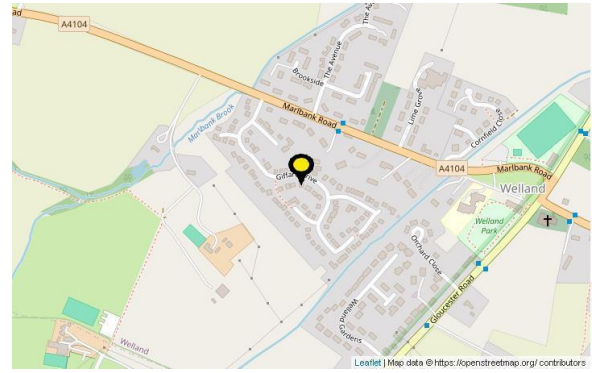
The rear garden is accessed via gates to one side of the house with a path leading into the lovely, mature and private garden which offers an array of colour throughout the year. Mature hedging and flowers to the rear of the garden. External tap.

### Garage 4.99m (16ft 1in) x 2.53m (8ft 2in)

Accessed through a pedestrian door to side or through the up and over door to front. Water and power, space for washing machine and tumble dryer. Access to loft storage area.

## Directions

From Malvern proceed south along the A449 Wells Road towards Ledbury for approximately three miles, passing the Texaco garage on your right hand side. Continue along this route for a further half mile into Little Malvern and then bear left onto the A4104 (towards Welland and Upton). Follow this road downhill and on reaching the village of Welland turn right into Giffard Drive and number 37 will then be found after a short distance on the left hand side as indicated by the agent's For Sale board.



## Services

We have been advised that mains 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 'D'

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 E (50).

GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 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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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.

