

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME OCCUPYING A PRESTIGIOUS CORNER PLOT POSITION. THE PROPERTY, OFFERING AMPLE LIVING SPACE, HAS BEEN SUBJECT OF SIGNIFICANT REFURBISHMENT AND UPGRADING. ENTRANCE/DINING HALL, SITTING ROOM WITH BREAKFAST AREA, KITCHEN, UTILITY, SHOWER ROOM, BOOT ROOM, FAMILY BATHROOM, POSITIONED IN A DESIRABLE QUIET CUL-DE-SAC LOCATION WITH VIEWS FROM THE FRONT TO THE MALVERN HILLS. DOUBLE GARAGE AND OFF ROAD PARKING, LOVELY ENCLOSED REAR GARDEN. ENERGY RATING 'E'**

## Cambridge Close - Guide Price £600,000

4 Cambridge Close, Malvern, Worcestershire, WR14 4JZ



# 4 Cambridge Close

## 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

4 Cambridge Close it a meticulously presented four double bedroomed detached family home located in a desirable cul-de-sac location in Upper Welland. Coming to the market for the first time in twenty eight years. The current owners have refurbished the house to a high standard over the years to create a spacious, versatile and sociable living environment. Benefitting from downstairs bedroom and bathroom.

The accommodation is light and airy throughout and occupies a generous corner plot. The house is set back from the road behind a beautifully kept lawned foregarden with a gravel and hedged border with mature shrubs and has a paved central path giving access to the UPVC double glazed front door. A block paved pathway continues to the right of the house and gives access to the rear garden. To the left of the property there are two driveways one of which is block paved, the other providing off road parking and leading to a detached double garage and the rear garden.

The property benefits from a downstairs bedroom (4) and a downstairs shower room, gas fired central heating, double glazing and extends to 1867 sq.ft. including garage.

The accommodation in more detail comprises:

### Entrance Hall/Dining Room 4.13m (13ft 4in) x 3.25m (10ft 6in)

A welcoming spacious area that the current owners use as a dining room. Ceramic wood effect tiles, doors to sitting room and breakfast area, kitchen, downstairs shower room and bedroom four (described later). Ceiling light fitting, radiator and stairs to first floor.

### Sitting Room/Breakfast Area 6.48m (20ft 11in) x 5.94m (19ft 2in) max

An L shaped sociable, light and airy space, perfect for family living. Carpet, double glazed windows to front, rear and side providing lovely aspects over the front and rear gardens. Sliding patio door giving access to the garden. Two radiators, two ceiling light fittings, feature fire Living Flame effect fire with Portuguese limestone surround and raised hearth. Door to

### Kitchen 3.66m (11ft 10in) x 3.04m (9ft 10in)

Wood effect ceramic floor continuing from the hall. Range of base and eye level units with pelmet lighting and worktop over. One and a half bowl stainless steel sink with mixer tap and drainer. Built in eye level **DOUBLE OVEN**, electric **HOB**, extractor fan, built in **DISHWASHER** and space for undercounter fridge and additional white good. TV point. Space for small table, double glazed window providing views over the beautifully presented rear garden. Spotlights. Door with obscure glazed window giving access to

### Utility Room 2.56m (8ft 3in) x 2.22m (7ft 2in)

Ceramic wood effect floor, range of base and eye level units with stainless steel sink with mixer tap and drainer. Double glazed window to rear. Space for





washing machine and further white goods. Ceiling light fitting, radiator, door to bedroom four and door to

**Boot Room 2.04m (6ft 7in) x 2.04m (6ft 7in)**

Vinyl flooring, double glazed window to two sides. Ceiling light fitting, UPVC double glazed door giving access to the garden.

**Bedroom 4 5.97m (19ft 3in) x 2.56m (8ft 3in)**

Converted from the original garage. Carpet, radiator, pendant light fitting, double glazed window to front.

**Downstairs Bathroom**

Tile floor and part tiled walls. Extractor fan, chrome heated towel radiator. Vanity unit with close coupled WC and wash hand basin with mixer tap. Walk in shower cubicle with mains powered shower over. Obscure double glazed window to front. Spotlights.

**First Floor Landing/Study Area**

Stairs rising from entrance/dining hall with double glazed window to front. Large landing with office space. Double glazed window to front. A light and bright space that has been adapted to a perfect space to work from home. Views to the Malvern Hills. Airing cupboard with hot water tank, radiator. Access to majority boarded loft space with light via a pull down ladder. Doors to all rooms.

**Bedroom 1 5.16m (16ft 8in) x 3.07m (9ft 11in) max**

Carpet, double glazed window to front and side, radiator, built in wardrobes.

**Bedroom 2 4.47m (14ft 5in) x 3.07m (9ft 11in)**

Carpet, dual aspect double glazed window to rear and side. Pendant light fitting and radiator.

**Bedroom 3 3.25m (10ft 6in) x 2.92m (9ft 5in)**

Carpet, radiator, double glazed window to front with views of the hills. Pendant light fitting.

**Bathroom**

Tiled floor and partially tiled walls, obscured double glazed windows to front and side, extractor fan, vanity unit with vanity wash hand basin, close coupled WC, two chrome heated towel rails. Corner shower cubicle with mains power shower connected and waterfall setting. Panelled bath with taps. Spotlights and extractor fan.

**Outside**

**Double Garage 5.94m (19ft 2in) x 4.90m (15ft 10in)**

Accessed from one of the driveways. Pedestrian door to side from the garden. Double glazed window to side, light and power connected.

The rear garden which can be accessed from either side of the house, by a double glazed door from the boot room and through a sliding patio door from the sitting room.

This is a beautifully maintained mature enclosed garden with a range of mature shrubs and flowers that provide colour and interest all year including Hydrangea and a Hazel Tree. The garden is mainly laid to lawn with two gravelled seating areas either side and a further patio area to enjoy a lovely south facing aspect. Steps lead through a Malvern Stone walled flower border to a further range of plants providing a peaceful seating area with swing seat.



## 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 right 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

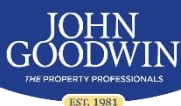
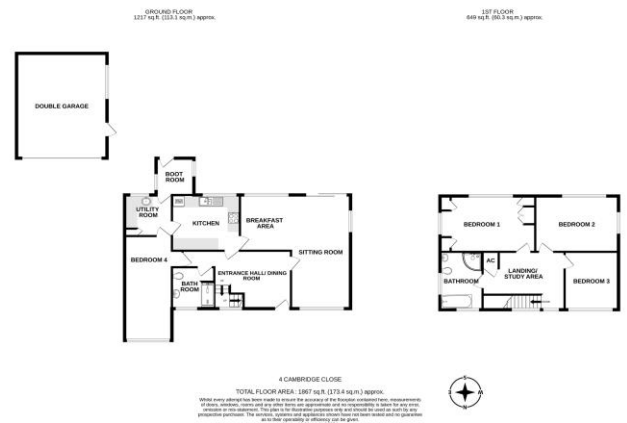
## Council Tax

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 (E) 53.



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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.
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