

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME WHICH HAS RECENTLY BEEN COMPLETELY REFURBISHED THROUGHOUT POSITIONED AT THE END OF A QUIET CUL-DE-SAC IN THE POPULAR VILLAGE OF WELLAND. SPACIOUS, VERSATILE AND LIGHT ACCOMMODATION THROUGHOUT, OFF ROAD PARKING, ENCLOSED REAR GARDEN AND GARAGE. OFFERED WITH NO ONWARD CHAIN. EPC RATING "E".

Giffard Drive - Guide Price £375,000

66 Giffard Drive, Welland, Malvern, WR13 6SE

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66 Giffard Drive

Location & Description

This detached house is set in a quiet cul-de-sac location in this popular residential area of Welland.

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

A fantastic opportunity to purchase a spacious four bedroom detached family home which has recently undergone complete refurbishment and some reconfiguration which is beautifully presented throughout. Located in a quiet and sought after village within walking distance to all village amenities including a shop and school for families with children. This is a perfect family home.

The property has undergone complete refurbishment and provides a blank canvas with no onward chain for those looking to make a perfect family home. The property offers a peaceful setting on a sought after development in Welland and the current owners have opened up the kitchen dining room to create a sociable and versatile open plan kitchen diner which is ideal for family living. The property benefits from a detached garage, a lovely enclosed rear garden and off road parking. The property is set back from the road behind the block paved driveway and lawned foregarden with tree and flower borders. The block paved driveway gives access to the secure side gate to the garden, up and over garage door and the front door opening to

Entrance Hall

New carpets, double glazed window to side, stairs to first floor, electric radiator, doors to sitting room, kitchen diner and WC, spotlights, under stairs cupboard. Doors to





Kitchen Diner 5.76m (18ft 7in) x 2.94m (9ft 6in)

A sociable family space, vinyl flooring, range of base and eye level units, worktop over, built-in eye level OVEN and GRILL, electric HOB, extractor fan. Space for fridge freezer, separate breakfast bar island with cupboards below and stainless steel sink and drainer. Spotlights, pendant light fitting, electric radiator, tv point, double glazed window and door which gives access to the garden and sliding glazed doors which open to

Conservatory 2.76m (8ft 11in) x 2.27m (7ft 4in)

Vinyl flooring, built of brick and UPVC construction overlooking the lovely garden. Electric radiator.

Sitting Room 5.78m (18ft 8in) x 3.51m (11ft 4in)

Carpet, two double glazed windows to the front, two pendant light fittings, electric radiator, electric fireplace feature with raised hearth and wooden surround, tv point.

WC

Vanity wash hand basin with cupboard surround and tiled splashback. Obscure double glazed window to the side, tiled floor, close coupled WC, pendant light fitting and spotlights.

First Floor

Landing

Carpet, door to store room. Pendant light fitting.

Bedroom One 4.06m (13ft 1in) x 3.02m (9ft 9in)

Dual aspect double glazed window to the side and rear, built-in wardrobes, electric radiator, pendant light fitting.

Bedroom Two 3.56m (11ft 6in) x 3.02m (9ft 9in)

Double glazed window to front, carpet, electric radiator, built-in wardrobe, loft access point with built-in ladder, pendant light fitting, tv point.

Bedroom Three 3.07m (9ft 11in) x 2.66m (8ft 7in)

Double glazed window to the rear, electric radiator, pendant light fitting, carpet.

Bedroom Four 2.63m (8ft 6in) x 2.63m (8ft 6in)

Carpet, built-in cupboards, electric radiator, double glazed window to front, pendant light fitting, tv point.

Bathroom

Vinyl flooring, partially tiled walls, panelled 'P' shaped bath with electric shower connected, pedestal wash hand basin, close coupled WC, obscured double glazed window to the side, spotlight and airing cupboard with water tank.

Outside

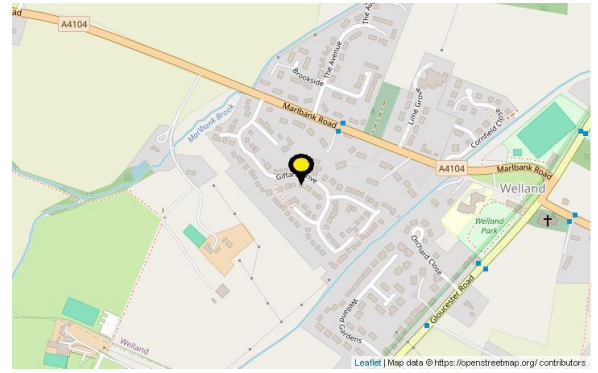
The rear garden, which can be accessed via a side gate from the driveway, double glazed doors from the kitchen and conservatory. It is a beautifully tiered and landscaped private garden with a patio to the top of the garden with lawned sections, flower and hedged borders. Steps lead down through the tiered garden to a gravelled section with houses a shed and enjoys a private setting in the south west facing aspect. External lighting and water tap. New fencing to the rear and right hand boundaries.

Garage 4.90m (15ft 10in) x 2.53m (8ft 2in)

Pedestrian door accessing from the garden and the up and over door from the driveway. External light with power and electricity connected.

Directions

From the agent's office in Upton upon Severn, proceed along Old Street and continue up Tunnel Hill onto the Welland Road. Continue for approximately three miles into the village of Welland and turn right at the staggered cross roads and then immediately left. Continue along this road for a short distance and turn left into Giffard Drive. Follow the road through and around Giffard Drive to the very end where the property will be found directly ahead of you on the right hand side.



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 infer 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 formerly 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

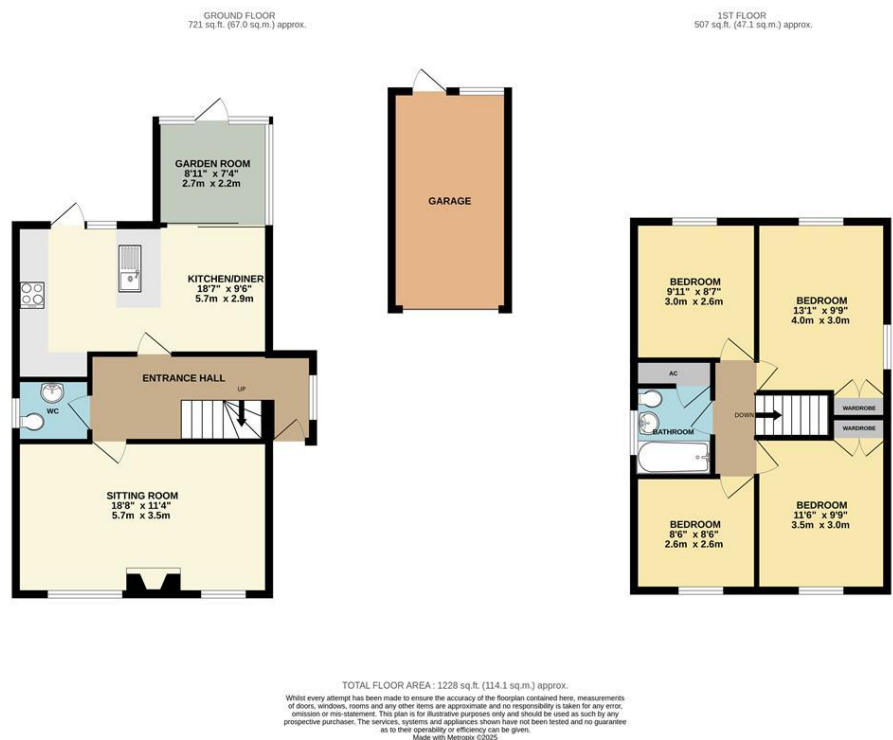
Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (39).



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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