

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY POSITIONED EXECUTIVE DETACHED PROPERTY SITUATED WITHIN THIS HIGHLY SOUGHT AFTER ST WULSTAN'S DEVELOPMENT. THE WELL PRESENTED LIVING ACCOMMODATION OFFERS SPACIOUS AND FLEXIBLE ROOMS IN EXCESS OF 2200 SQUARE FOOT BENEFITTING FROM A DELIGHTFUL ENCLOSED GARDEN, GAS CENTRAL, HEATING, DOUBLE GLAZING AS WELL AS OFF ROAD PARKING AND INTEGRAL DOUBLE GARAGE. EPC RATING "C". NO CHAIN.

## The Crescent – Guide Price £750,000

3 The Crescent, Upper Welland, WR14 4JG

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# 3 The Crescent

## Location & Description

The property is situated on an exclusive development between Malvern Wells and the highly popular village of Upper Welland, approximately three miles south of Great Malvern where there is a comprehensive range of amenities including banks, shops, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure centre and Manor Park Sports Club. Transport communications are well catered for. The property is just five miles from the historic riverside town of Upton upon Severn where there is a direct link to the M50/M5 motorways. There are also mainline railway stations at Great Malvern (three miles) and at Ledbury (eight miles). Other local attractions include the Worcestershire Golf Club (approximately one and a half miles) and the Three Counties Showground which is a similar distance.

One of the great attractions of 3 The Crescent is its fine setting in a quiet cul-de-sac from which there are views to the Malvern Hills to the west and across a tree-lined open green to the east. The property stands in a mature colourful garden which with its south and west facing aspect is bathed in sunshine for much of the day. It also enjoys a good degree of privacy and contains some very impressive well established trees. Less than five minutes away on foot is St Wulstan's nature reserve, a totally unspoilt area of protected woodland which provides the perfect environment for walking the dog or for young children to explore.

## Property Description

3 The Crescent is a wonderfully situated detached property built within this executive development in 1996. The property is situated on one of the most prestigious roads within the St Wulstan's development and offers easy access to the nature reserve itself, where the development gets its name. The substantial house is set back from the road behind a walled foregarden, where a large driveway opens to the front of the property allowing ample parking for vehicles and giving access to the integral double garage. A paved path leads past a planted bed to the front door, positioned under a pitched tiled roof to storm porch with brick and wooden supports and opens to the living accommodation which is set over two floors, offering spacious and versatile rooms ideal for family living or those looking for a generous sized property.

The living accommodation which is in excess of 2200 sqft benefits from gas central heating, double glazing and a delightful enclosed rear garden and comprises in more details of:

## Reception Hallway

A welcoming and generous space with two double glazed windows, a galleried landing which is accessed via an open wooden balustraded staircase rising to first floor with useful understairs storage cupboard. Thermostat control point. Wall light points, radiator, doors opening to all principle rooms on this floor. Useful cloaks cupboard and door opening through to

## Cloakroom

Fitted with a white low level WC and pedestal wash hand basin. Obscured double glazed window to side, ceiling light point, radiator. Tiled splashbacks.

## Sitting Room 6.87m (22ft 2in) x 4.49m (14ft 6in)

A well proportioned room enjoying double glazed windows to dual aspects. A focal point of this room is the wood burning stove set onto a slate hearth with wooden fire surround and mantle. Ceiling and wall light points, radiator and double glazed patio door opening through to

## Conservatory 3.41m (11ft) x 4.52m (14ft 7in)

Having a bank of double glazed windows to three sides overlooking the garden and incorporation double glazed double doors to either side, giving pedestrian access and overlooking the garden. Double glazed window with ceiling light point and radiator.

## Dining Room 3.75m (12ft 1in) x 4.03m (13ft)

Positioned to the rear of the property and enjoying a double glazed window overlooking the rear garden. Ceiling light point, wall light points, coving to ceiling, radiator. This room is ideal for formal entertaining and is positioned adjacent to the kitchen and if the need arose, subject to the relevant permissions being sought, could be made into one room along with

## Breakfast Kitchen 5.06m (16ft 4in) x 3.02m (9ft 9in)

Fitted with a range of white fronted Shaker style drawer and cupboard base units with chrome handles. Rolled edged worktop set into which is a one and a half bowl ceramic sink with mixer tap, drainer and cupboard under, all under the double glazed window. Further matching units incorporating display cabinet and plate rack. There is a range of integrated appliances including a **DISHWASHER**, **FRIDGE FREEZER** and further space for kitchen white goods. There is a Rangemaster Classic Deluxe **COOKER** with gas hob and electric **OVEN** set under a matching **EXTRACTOR HOOD** with splashback. Further double glazed window to side, ceiling light points, radiator. Door to useful larder style walk-in cupboard with light point and shelving. Further door opens through to







#### **Utility 1.68m (5ft 5in) x 1.83m (5ft 11in)**

Having a sink with mixer tap and drainer set into the worktop with cupboard under. Space and connection point for washing machine and tumble dryer. Double glazed window to rear, wall mounted boiler, tiled splashback, ceiling light point. Radiator. Obscured double glazed wooden pedestrian door giving access to the garden.

#### **Study 2.84m (9ft 2in) x 3.77m (12ft 2in)**

Double glazed window to side. Ceiling light point. Coving to ceiling, radiator. This room is currently used as a home office and is fitted with a range of office furniture including a twin back to back desks, cupboards and shelving. Ceiling light point, coving to ceiling. Radiator.

#### **First Floor Landing**

Galleried landing enjoying a wonderful horseshoe style galleried landing with wooden balustrading. Double glazed window to front, wall light point, ceiling light point. Loft access point with pull down ladder. Useful airing cupboard housing the hot water cylinder with shelf over. Radiator and doors open through to

#### **Master Suite**

This is a generous space divided into three main areas, the first of which is

#### **Dressing Room 1.75m (5ft 8in) x 3.10m (10ft) (minimum)**

Accessed via a door from the galleried landing, a corridor leads past the entrance to the en-suite (described later). There are two double glazed windows. A range of fitted wardrobes incorporating hanging and shelf space. Radiator, ceiling light point, a feature archway leads through to

#### **Bedroom 1 5.16m (16ft 8in) x 5.19m (16ft 9in)**

A large double bedroom with dual aspect, double glazed dormer windows. Ceiling light point, radiator, further loft access point.

#### **En-suite**

Fitted with a white low level WC and Avanti wash hand basin with mixer tap and cupboard under. Lit mirror over incorporating cabinet. Walk-in shower enclosure with electric Mira shower over, tiled splashbacks, obscure double glazed window, inset ceiling spotlight, ceiling mounted extractor fan, wall mounted heated towel rail.

#### **Bedroom 2 3.69m (11ft 11in) x 4.52m (14ft 7in)**

Double glazed window to rear offering glimpses of the Malvern Hills. A large double bedroom fitted with a range of wardrobes incorporating hanging and shelf space. Ceiling light point, radiator.

#### **Bedroom 3 3.04m (9ft 10in) x 4.52m (14ft 7in)**

Positioned to the front of the property this double room has a double glazed window giving glimpses of over the Severn Valley. Ceiling light point and radiator.

#### **Bedroom 4 3.04m (9ft 10in) x 4.52m (14ft 7in)**

Double glazed window to rear with views to the hills. Ceiling light point and radiator.

#### **Bedroom 5 3.69m (11ft 11in) x 3.66m (11ft 10in)**

Double glazed window to front, ceiling light point and radiator.

#### **Family Bathroom**

Fitted with a white low level WC, pedestal wash hand basin, panelled path with mixer tap and shower head fitment. Shower enclosure with electric shower over. Obscure double glazed window to rear, tiled splashbacks, ceiling light point. Radiator.

#### **Outside**

To the rear there is a beautiful enclosed garden where a paved patio area extends away from the left side of the house and a further paved path leads around the conservatory, past an ornamental pond to a further patio area. These areas are flanked to two sides by lawn and there are raised beds planted with a variety of shrubs and plants and a specimen tree. The whole garden is enclosed by a fenced and hedged perimeter with gated pedestrian access to side. To the right of the property and behind the garage and accessed from the rear garden is a further lawn with raised vegetable beds. The garden further benefits from an outside tap and lighting.

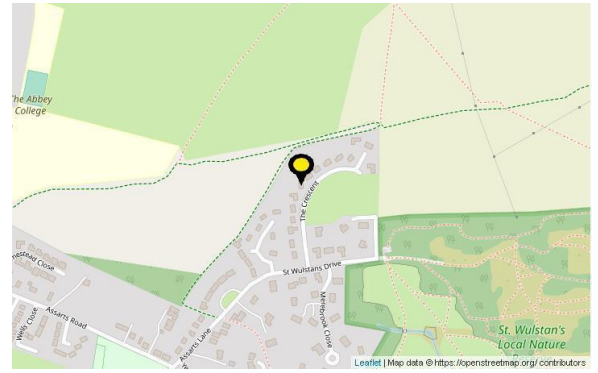
#### **Integral Double Garage 5.19m (16ft 9in) x 5.24m (16ft 11in)**

Two up and over doors to front, obscured double glazed window to side, light and power. If required, and subject to the relevant permissions being sought this area could be converted to create additional accommodation to the main residence.



## Directions

From the centre of Great Malvern proceed south along the A449 Wells Road towards Ledbury. Continue along this route for approximately three miles passing a Texaco garage on your right hand side. A few hundred yards after this garage take a narrow turn to the left into Upper Welland Road (just after a primary school). Continue downhill for a few hundred yards taking the second turn to the left into Assarts Lane. Follow Assarts Lane for a few hundred yards before turning left into The Crescent where number 3 will be seen on the left hand side opposite an open green.



## Services

We have been advised that 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

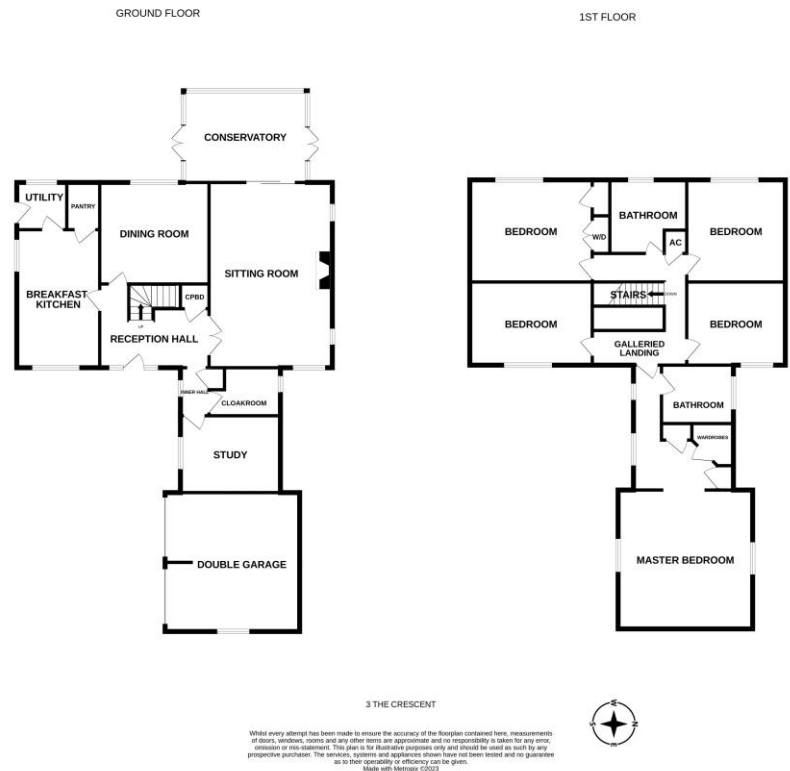
## Council Tax

COUNCIL TAX BAND "G"

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 C (69).



## 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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