

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DECEPTIVELY SPACIOUS MODERN DETACHED FAMILY HOME ON THIS HIGHLY SOUGHT AFTER DEVELOPMENT IN THE POPULAR VILLAGE OF WELLAND. THE EXCEPTIONALLY WELL PRESENTED LIVING ACCOMMODATION BENEFITS FROM A DOUBLE WIDTH DRIVEWAY, DOUBLE GARAGE, GENEROUS REAR GARDEN, OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING. INTERNALLY THE LIGHT AND AIRY LIVING ACCOMMODATION COMPRISES RECEPTION HALLWAY, CLOAKROOM, FITTED DINING KITCHEN, SITTING ROOM, MASTER BEDROOM WITH EN SUITE, THREE FURTHER BEDROOMS AND FAMILY BATHROOM. ENERGY RATING 'B'.

## Pippin Drive – Offers in Excess of £500,000

13 Pippin Drive, Welland, Malvern, WR13 6SN

4 1 2





# 13 Pippin Drive

## Location & Description

13 Pippin Drive is located in the popular St James Green development within the highly regarded village of Welland. The development was been created by Bovis Homes and much thought has gone into the design of the estate which offers well spaced out homes with large communal green areas and 13 Pippin Drive overlooks one of these areas.

The village of Welland is well served with a shop, a small café and post office, community hall, church and two public houses located on the outskirts of the village. Further and more extensive amenities are available in the riverside town of Upton upon Severn, city of Worcester and the Victorian hillside town of Great Malvern.

Educational needs are well catered for with primary schools in Welland and Upton upon Severn as well as a secondary school at nearby Hanley Castle. Great Malvern and Worcester offer excellent private education facilities at both primary and secondary levels.

Transport communications are excellent with the M50 motorway positioned just outside Upton bringing the Midlands, South West and South Wales into an easy commute. The mainline railway station in Malvern provides direct links to Worcester, Birmingham, London, Hereford and South Wales.

## Property Description

13 Pippin Drive is a detached family home offering light and airy accommodation, which is exceptionally well presented and overlooks a lovely green space.

The property is approached via a double width driveway leading to the detached double garage. A paved pedestrian path leads through the lawned fore garden with hedged perimeter to the front door, which is set under a pitched tiled roofed storm porch with wooden supports. An obscure double glazed composite front door opens to the living accommodation benefiting from oil fired central heating and double glazing.

The accommodation in more detail comprises:

### Reception Hallway

Ceiling light point, stairs rising to first floor, radiator, thermostatic control point. A tiled floor flows throughout this area and into the dining kitchen (described later) and through doorway into

### Cloakroom

Obscure double glazed window to rear. Fitted with a white close coupled WC with pedestal wash hand basin and mixer tap. Radiator, ceiling light point, tiled splash backs.

### Dining Kitchen 5.66m (18ft 3in) x 3.82m (12ft 4in) maximum (10'1" minimum)

A lovely family orientated room fitted with a range of Shaker style drawer and cupboard base units with work top over and matching wall units. Integrated appliances including Hotpoint electric ceramic HOB, stainless steel EXTRACTOR over, eye level DOUBLE OVEN. DISHWASHER, FRIDGE FREEZER, WASHING MACHINE and TUMBLE DRYER. A one and a half bowl stainless steel sink unit with mixer tap sits under a double glazed window overlooking the fore garden, cupboard under. Inset down lighters and





in the dining area there is a radiator and double glazed double doors overlook and open to the rear garden.

#### **Sitting Room 5.94m (19ft 2in) x 4.31m (13ft 11in)**

A beautiful light and airy space with dual aspect double glazed windows to front and double glazed double doors with matching side panels overlooking and opening to the rear garden. Two ceiling light points, two radiators. Useful under stairs storage cupboard.

#### **FIRST FLOOR**

##### **Landing**

Double glazed window to rear, ceiling light point, radiator. Loft access point. Airing cupboard housing the hot water cylinder.

#### **Master Bedroom 4.03m (13ft) x 3.28m (10ft 7in) minimum**

A lovely dual aspect room with double glazed windows to side and front. Ceiling light point. Fitted wardrobes including hanging and shelf space. Radiator and door leading through to

##### **En Suite**

Fitted with a modern white suite consisting of a close coupled WC, wash hand basin, shower enclosure with thermostatic controlled shower over. Inset ceiling spot lights, ceiling mounted extractor fan, obscure double glazed window to rear. Wall mounted heated towel rail. Tiled splash backs and flooring in complementary ceramics.

#### **Bedroom 2 2.51m (8ft 1in) x 3.44m (11ft 1in)**

Double glazed window to rear, ceiling light points, radiator.

#### **Bedroom 3 3.07m (9ft 11in) x 3.49m (11ft 3in)**

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

#### **Bedroom 4 2.42m (7ft 10in) x 2.42m (7ft 10in)**

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

##### **Family Bathroom**

Fitted with a white suite comprising a low level WC, wash hand basin, panelled bath with mixer tap and thermostatic controlled shower over. Inset LED spot lights, ceiling mounted extractor fan and wall mounted heated towel rail. Splash backs and floor in complementary tiling.

##### **Outside**

To the rear a lovely paved patio area extends away from the house with inset light points and bordered by a slate bed planted with miniature shrubs. A step down to the lawned garden with further gravel seating area where the pleasures of this delightful setting can be enjoyed. The garden is enclosed by a fenced and laurel hedge perimeter and benefits from outside water tap. Gated pedestrian access to front.

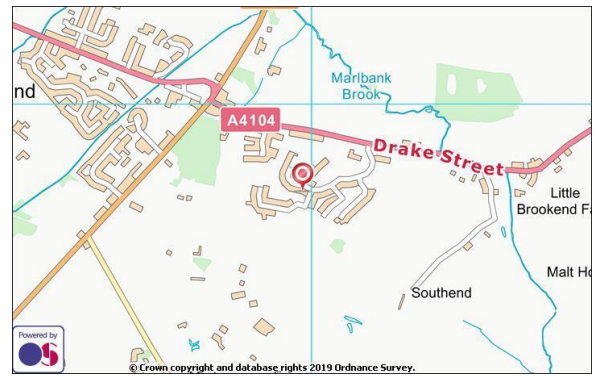
#### **Garage 6.04m (19ft 6in) x 6.20m (20ft) maximum**

Two up and over doors to front, light and power. Double glazed composite pedestrian door to garden.



## Directions

From our Malvern office, head south on the A449 towards Ledbury. Continuing for 3.3 miles after which take the left hand fork onto the A4104 signed Welland and Upton upon Severn. Continue along this road for some distance and at the staggered crossroads in the village of Welland head straight over, taking the second turn on the right after approximately 0.2 of a mile. Follow the road and the property can be found 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. Heating is provided by an oil fired system. 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. We are advised that there is a charge to cover the upkeep of the communal green areas of £250 per annum.

## 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 "F"

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 B (84).



### 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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