

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SPACIOUS AND BEAUTIFULLY PRESENTED DETACHED DORMER BUNGALOW LOCATED IN THE POPULAR AND MUCH SOUGHT AFTER VILLAGE OF WELLAND OFFERING VERSATILE AND LIGHT ACCOMMODATION. SITTING IN A LOVELY GENEROUS PLOT WITH GATED DRIVEWAY, DETACHED DOUBLE GARAGE AND WELL MAINTAINED GARDEN. FINE VIEW TO THE MALVERN HILLS FROM THE FIRST FLOOR. ENERGY RATING "E"

Crowcombe - Guide Price £470,000

Gloucester Road, Welland, Malvern, WR13 6LA

3 2 2



Crowcombe

Location & Description

The property enjoys a convenient location in the well served village of Welland where there is a local stores, primary school, church and village hall. Welland is less than four miles from the cultural and historic spa town of Great Malvern and a similar distance from the riverside town of Upton upon Severn both of which provide a comprehensive range of amenities. The city of Worcester is about twelve miles.

Transport communications are excellent. There is a mainline railway station in Great Malvern and Junction 1 of the M50 motorway near Upton is just seven miles. Educational needs are well catered for. The property is within a few minutes drive of some of the best primary and secondary schools in the region including Hanley Castle, The Chase and Dyson Perrins State schools as well as Malvern College and Malvern St James Girls School in the private sector.

The property is situated only a few minutes walk from Castlemorton Common. This is an area of outstanding natural beauty set against the backdrop of the Malvern Hills.

Property Description

Crowcombe is a lovely positioned, spacious and modern detached dormer bungalow. Located in the sought after village of Welland. It sits in a generous plot and there is a lovely view towards the Malvern Hills from the rear aspect. The accommodation has been thoughtfully designed and extended over the years. A gated driveway leads past the detached double garage and parking area at the front of the property offering ample space for vehicles and raised planted beds. There is gated access to the garden from each side of the house. There is an En-suite, a family bathroom and separate WC.

The front door opens to the accommodation which in more details comprises:

Porch

With glazed surround, ceiling light fitting, carpet, space for coathooks and shoes and glazed wooden door opening to

Reception Hall

Doors to kitchen, sitting room, two bedrooms and a bathroom. Stairs to first floor. Carpet, two pendant light fittings and radiator.

Sitting Room 6.92m (22ft 4in) x 4.31m (13ft 11in)

Carpet, two ceiling light fittings, two radiators, two double glazed windows to side and double glazed French doors opening to a patio. Exposed brick chimney with woodburning stove on a raised tiled hearth.

Kitchen 3.80m (12ft 3in) x 3.18m (10ft 3in) max

Vinyl tiled flooring, bespoke range of base and eye level units with with wooden worktops over and double Belfast sink with tiled splashbacks. Under cupboard lighting. Rangemaster OVEN with extractor fan over, Rangemaster FRIDGE FREEZER, cupboard surround with space carousel shelving. Two ceiling light fittings, double glazed window to side, door to side hall and archway open to

Dining Room 3.82m (12ft 4in) x 3.07m (9ft 11in)

Carpet, double glazed window to front, feature fireplace with brick arch and slate hearth. Radiator and ceiling light fitting.





Side Hall

Accessed via the double glazed French door from driveway and kitchen. Ceiling light fitting, vinyl tiled flooring, door to

Utility 4.26m (13ft 9in) x 2.17m (7ft)

Vinyl tiled floor, range of base and eye level units with worktop over. Space and plumbing for washing machine, Radiator, airing cupboard with oil fired boiler, fluorescent strip light, access to loft space and door to garden.

WC

Close coupled WC, wall mounted wash hand basin, ceiling light fitting and obscure double glazed window to side.

Bedroom 4.31m (13ft 11in) x 3.77m (12ft 2in) max into alcove

Located on the ground floor. Dual aspect double glazed windows to front and side, radiator, carpet, ceiling light fitting, built in storage to alcove with rails and shelving.

Bedroom 3.69m (11ft 11in) x 3.10m (10ft)

Also located at ground floor level. Carpet, double glazed window to rear overlooking the garden. Radiator and pendant light fitting.

Bathroom

Vinyl flooring and partially tiled walls. Pedestal wash hand basin, close coupled WC, obscure double glazed window to rear, extractor fan, ceiling light fitting, panelled shower cubicle with mains shower connected with waterfall setting. Radiator.

First Floor

Landing

Accessed via a wooden spiral staircase from the ground floor. Ceiling light fitting, skylight, carpet, glazed door opening to

Master Bedroom 5.83m (18ft 10in) x 4.90m (15ft 10in) into eaves

Carpet, radiator, double glazed window to rear. Lovely view towards the Malvern Hills and thoughtfully designed built in wardrobes with hanging rail and shelving. Two pendant light fittings, further eaves storage areas, exposed timbers and brick chimney breast, carpet and door to

En-suite

Carpet, close coupled WC, pedestal wash hand basin, panelled bath with taps and shower connected, obscure glazed borrowed light panel to landing. Wall light and partially tiled walls.

Double Garage 5.99m (19ft 4in) x 5.16m (16ft 8in)

Power and light connected. Electric roller shutter door, double glazed window to side and rear and pitched roof for storage. Outside tap.

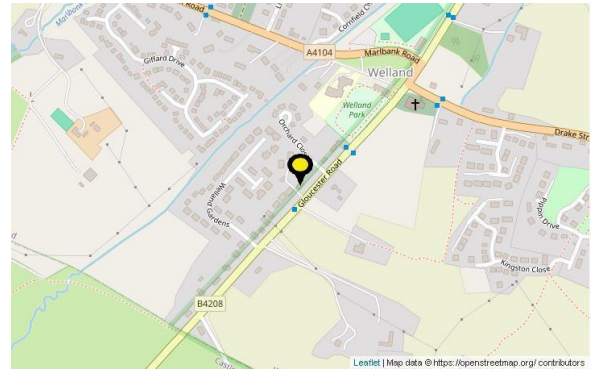
Outside

The rear garden can be accessed via secure gates to each side of the property or from the utility room and through French doors from the sitting room which open to a patio area, ideal for al-fresco dining. Hard standing and a SHED. The garden is laid to lawn to the side and rear in a mature, private and peaceful setting and South West aspect with planted shrubs and flowers including Roses, Wisteria and an Apple tree. External lighting and water tap.



Directions

From Great Malvern proceed south along the A438 Wells Road towards Ledbury for almost two miles before forking left onto the Hanley Road (B4209) signed Three Counties Showground. Continue for just under a mile where at a crossroads (with traffic lights) turn right onto Blackmore Park Road. Follow this route for approximately a mile. At the next crossroads turn right (still B4208) towards Welland. On entering the village continue towards Castlemorton Common on the Gloucester Road, and the property can then be found on the right hand side as indicated by the agents For Sale board.



Services

We have been advised that mains drainage is connected to the property. Water is provided by a Well on the property which includes a full house filtration system, and a mains water pipe can be found at the front of the property if new owners wish to connect to the mains. Central 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 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

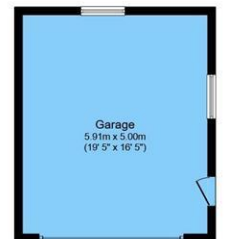
The EPC rating for this property is E (39).



Ground Floor



First Floor



Garage

Total floor area 177.9 sq.m. (1,915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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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.



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