

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 30 Brookmill Close, WR13 6HY

Guide Price **£525,000**

Available With No Onwards Chain Is This Five Bedroom Detached Home In The Heart Of The Popular Village Of Colwall. Benefitting From Modernized And Stylish Bathroom And Ensuite, Open Plan And Extended Living Accommodation With Separate Sitting Room, Integral Garage, Utility Room, Downstairs Cloakroom And Enclosed Rear Garden With Gas Central Heating And Double Glazing Throughout. EPC - C

**Bedrooms: 5 | Bathrooms: 2 | Receptions: 2**



Regulated by

**RICS**

**01531 634648**

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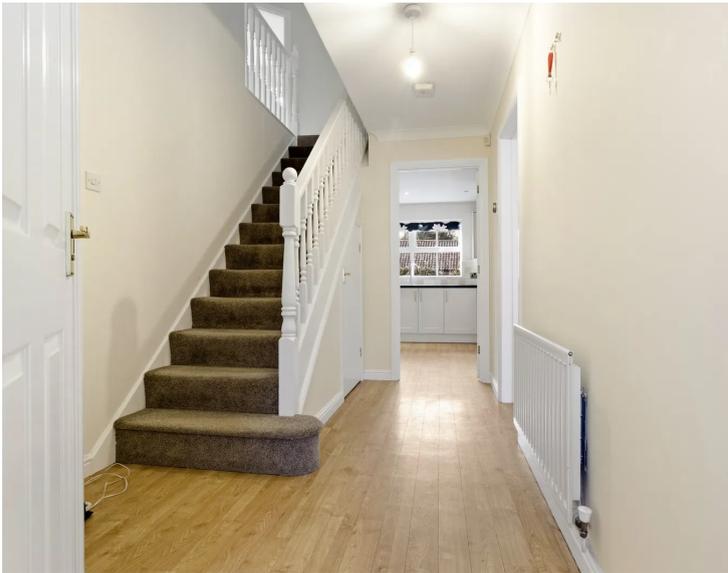
A welcoming entrance hall sets the tone, with a recently refitted contemporary downstairs WC positioned to the left. The spacious bay-fronted sitting room offers an ideal retreat for relaxing evenings, while double glazed doors lead through to the true heart of the home. The current owners have thoughtfully reconfigured and extended the rear to create an impressive L-shaped open-plan kitchen, dining and living space. Featuring a central island with breakfast peninsula, ample space for a large dining table and a comfortable seating area, this superb room flows seamlessly into a garden room with luxurious bi-fold doors opening onto the patio – perfect for modern family living and entertaining. A practical utility room with access to the integral garage completes the ground floor.

Upstairs, a generous split landing with airing cupboard leads to the principal bedroom with stylish modern en-suite to the front aspect. Four further well-proportioned bedrooms provide excellent flexibility for growing families, home working or multi-generational living.

Outside, the garden is private and beautifully established, with deep, mature borders and gated side access. A truly special home that must be viewed to be fully appreciated.

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.





Brookmill Drive is ideally positioned for families, with well-regarded local schooling nearby including Colwall Church of England Primary School and respected independent options such as The Elms School and The Downs Malvern, making it a superb choice for those seeking quality education within easy reach.

The accommodation is as follows:

**Entrance Hall** - Wooden obscure glass door into an entrance hall with ceiling light point. Radiator. Under-stair storage cupboard. Wood effect laminate flooring.

**Sitting Room** - With two ceiling light points. Bay window to the front aspect with fitted blinds. Radiator. Fireplace with a marble hearth and wooden mantelpiece. TV point. Double glass doors opening into...

**Kitchen Dining Family Room** - A modern kitchen with a range of wall and base units with a granite effect laminate worktop and feature breakfast peninsula with inset four ring gas hob and over head extractor fan. Inset stainless steel sink and half sink with draining unit with a tiled backsplash in front of a window overlooking the garden. Integrated 'Bosch' electric oven and grill. Six spot down lights. Space for fridge freezer and washing machine. Door into Utility room. Wood effect laminate flooring connecting into...

Dining area with ceiling light point. Radiator. Space for large dining table. Open into...



**Garden Room** - With glass roof with fitted blinds. Bifold doors opening onto the patio. Wall length feature window over looking the garden. Nine spot down lights. Electric radiator. Wooden laminate flooring.

**Utility Room** - With base units and a laminate worktop with inset stainless steel sink and draining unit. Space for washing machine, tumble dryer and undercounter fridge. Wall mounted 'Worcester Bosch' boiler. Window to the side aspect. Strip lighting. Radiator. Door into garage. Door onto patio. Wood effect laminate flooring.

**WC** - A modern and recently installed downstairs toilet with two spot down lights. Obscure glazed window to the front aspect. Low level toilet. Sink with chrome mixer tap and undercounter storage. Tiled walls. Wooden effect laminate flooring.

**First Floor Landing** - With two ceiling light points. Access into a partially boarded roof space. Airing cupboard housing pressurized hot water cylinder. Carpet.

**Bedroom One** - A spacious principal bedroom with ceiling light point and window to the front aspect, Fitted double wardrobes. Radiator, Carpet, Door into...

**Ensuite** - A recently installed suite with walk in shower cubicle with over head mains powered rainfall shower head with a tiled surround. Sink with under counter storage and a tiled surround. Low level toilet. Obscure glazed window to the side aspect with fitted blinds. Three spot down lights. Extractor fan. Wood effect laminate flooring.





**Bedroom Two** - A double bedroom with double glazed window to the front aspect. Ceiling light point. Radiator. Carpet.

**Bedroom Three** - A third double bedroom with double glazed window to the rear aspect. Ceiling light point. Radiator. Carpet.

**Bedroom Four**- A multi functional room, which could be used as a study or bedroom with double glazed window to the rear aspect. Ceiling light point. Radiator. Carpet.

**Bedroom Five**- With double glazed window to the front aspect. Ceiling light point. Radiator. Carpet.

**Family Bathroom** - Recently modernized with obscure glazed window to the rear aspect. A panelled bath with over head mains powered rainfall shower. Tiled walls. Sink with chrome mixer tap and undercounter storage. Low level toilet. Four spot down lights. Wood effect laminate flooring. Extractor fan.

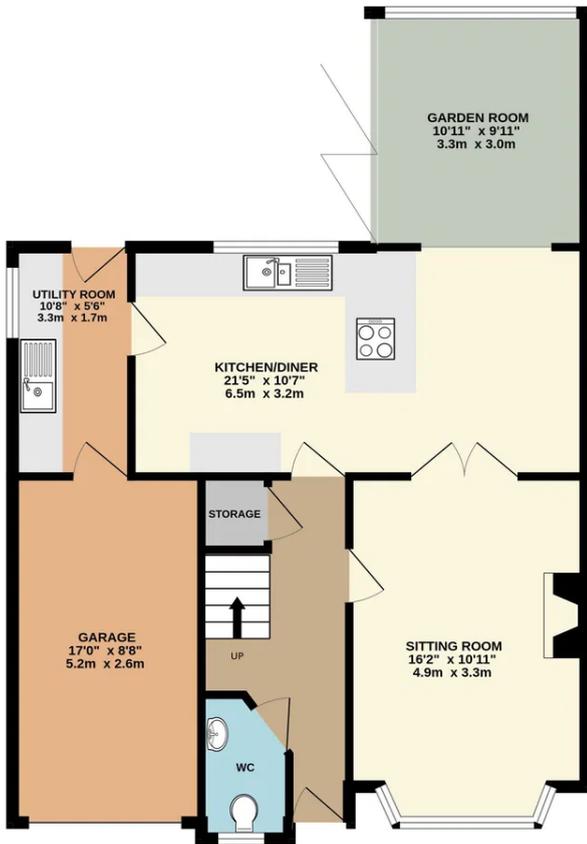
**Garden and Outside** - A delightful rear garden with paved patio offering a relaxed seating area in front of a garden laid to lawn with deep and well stocked borders. Outside water supply. Paved path leading to gated side access.

To the front is a tarmac driveway with a garden laid to lawn with a gravel border. Outside lighting. and paved path leading to a storm porch and front entrance door.

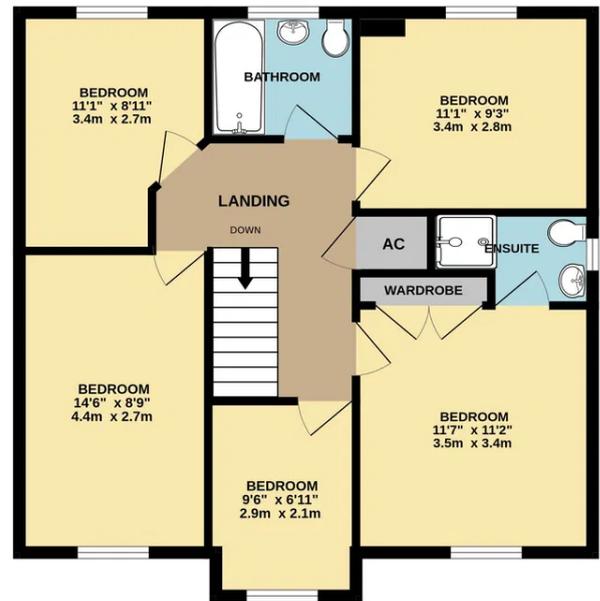
**Directions** - From the Colwall Office turn right onto Walwyn Road. Travel down the road for approximately 0.4 miles. Turn left into Brookmill Close where the property can be found on the right hand side.



**GROUND FLOOR**  
814 sq.ft. (75.6 sq.m.) approx.



**1ST FLOOR**  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Services** - We have been advised that mains services 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

**Tenure - Freehold**

We are advised (subject to legal verification) 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 Ledbury Office (Tel:

01531 634648  ) or Colwall Office (01684 540300  )

**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 **C (73)**.