

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



7 Elgar Drive, WR5 3PU

Guide Price **£550,000**

A Rare Opportunity To Acquire A Spacious Three-Bedroom Detached Bungalow, Pleasantly Situated Within A Quiet Cul-De-Sac. Offering Excellent Potential For Modernisation, The Property Occupies A Generous 0.33-Acre Plot And Benefits From A Large South-Facing Rear Garden, Garage And Ample Off-Road Parking. EPC Rating: D.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2



Regulated by

RICS

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Offices also at Ledbury, Malvern, Colwall, Ross-on-Wye Office & London



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Location Kempsey is a well-regarded and thriving village approximately three miles south of the cathedral city of Worcester, with the Malvern Hills forming an attractive backdrop to the wider area. Local amenities include a primary school, Morrisons Daily convenience store with Post Office, farm shop, GP surgery, parish church, village hall, public houses and a range of sports clubs.

Worcester provides a comprehensive selection of shops, restaurants, leisure facilities and further schooling. The village is well placed for commuters, with Junction 7 of the M5 readily accessible and road links towards Cheltenham, Gloucester and Birmingham. Worcester's railway stations provide services to Birmingham, London and other regional centres, and a regular local bus service operates through the village.

Property Description A rare opportunity to purchase a spacious three bedroom detached bungalow, set on a generous 0.33 acre plot at the end of a quiet cul-de-sac in the sought-after village of Kempsey. The property offers well-proportioned accommodation, a large private south-facing rear garden, an extensive garage and workshop, and ample off-road parking provided by two driveways.





The bungalow is perfectly liveable as it stands, while also offering excellent scope for a purchaser to update, reconfigure or extend the accommodation to suit their own requirements, subject to the necessary consents. In particular, the kitchen, dining room and conservatory could lend themselves to the creation of a generous open-plan kitchen, dining and family space overlooking the garden. The substantial workshop may also offer potential for incorporation into the main accommodation, while the loft space could provide further possibilities, subject to survey and the necessary consents.

The rear garden is a particular feature. Private, mature and south-facing, it includes a broad patio for outdoor dining and benefits from separate gated side access from the second driveway. This arrangement may offer scope for a home office, studio or annexe within the grounds, subject to the necessary consents.

Enclosed Entrance Porch UPVC glazed panelled entrance door opening into a bright and welcoming entrance hall, with double glazed side windows providing plenty of natural light. Double glazed UPVC door leading into:

Hall Spacious entrance hallway with useful built-in cupboard space, ideal for coats and shoes, radiator, loft, two ceiling light, and a further cupboard housing the boiler. Doors lead through to the reception rooms and accommodation.

Sitting Room - 5m x 4.8m (16'4" x 15'8")

Spacious and bright lounge featuring a large front-facing double glazed window, wall light, and a radiator. A log burner set within a mantel surround creating a focal point to the room. Wooden glazed panelled door leading into:



Dining Room - 3.4m x 3.2m (11'1" x 10'5") A versatile dining room featuring sliding glazed wooden doors opening into the kitchen, creating either an open-plan kitchen/dining space or the option of a separate dining room. Further patio doors provide direct access to the conservatory, allowing plenty of natural light into the room.

Conservatory - 4m x 3.4m (13'1" x 11'1") The conservatory benefits from a part wall with surrounding UPVC double glazed windows, enjoying delightful views over the south-facing garden while allowing an abundance of natural light to fill the room. Further features include a radiator, ceiling light and sliding patio doors to the garden.

Kitchen - 3.7m x 3.3m (12'1" x 10'9") The kitchen is fitted with a range of wall and base units, partially tiled walls and a central island providing additional workspace and storage. There is an inset hob with extractor hood over, built-in eye-level oven, space for white goods, and a built-in pantry cupboard. A double glazed UPVC window overlooks the rear garden, while a UPVC door provides direct access outside. Further benefits include spotlights, a wall light, and a radiator.

Main Bedroom - 5.7m x 3.8m (18'8" x 12'5") Ceiling light, rear facing double glazed window, radiator and built in wardrobes.

Ensuite WC Wall light point, heated towel radiator, part tiled walls, side-facing double glazed window, low-level WC and wash hand basin.

Bedroom 2 - 3.3m x 2.9m (10'9" x 9'6") Ceiling light, front facing double glazed window and radiator.

Bedroom 3 - 3.4m x 2.3m (11'1" x 7'6") Ceiling light, front facing double glazed window and radiator.





Shower Room Ceiling light, spotlights, fully tiled walls, heated towel rail, shower, wash hand basin set within a vanity unit, low-level WC and rear-facing double glazed window.

Integral Greenhouse - 3.4m x 1.6m (11'1" x 5'2") UPVC door leading into the greenhouse with shelving and UPVC double glazed windows surround.

Workshop - 5.1m x 3.7m (16'8" x 12'1") Ceiling light point, front-facing UPVC entrance door with window overlooking the front garden, built-in storage cupboards with shelving to the rear, and a further external UPVC door providing access to the rear garden. Offering a versatile space, ideal for use as a workshop, hobby room or additional storage.

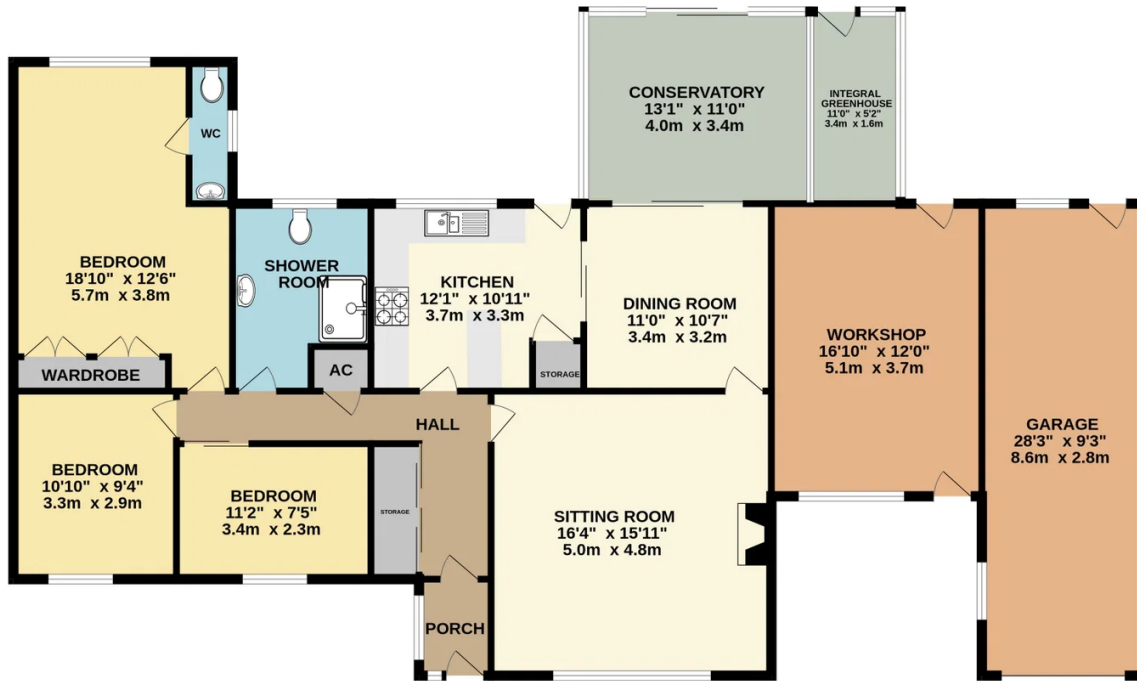
Garage - 8.6m x 2.8m (28'2" x 9'2") Electric roller door, ceiling light point, power points, side-facing double glazed window, and rear-facing double glazed window with a UPVC door providing access to the rear garden.

Outside The rear garden is a particular highlight, extending to approximately 0.33 acres and enjoying a private, south-facing aspect. The beautiful garden that existed until relatively recently could be rediscovered, or the space could be landscaped to suit individual tastes. With separate side access and its own driveway, there is genuine scope for a home office, studio or annexe, subject to the necessary planning permissions. The front garden provides ample off-road parking with two separate driveways. One driveway leads to the garage, while the second extends through double gates to additional parking at the side of the property and provides access to the rear garden. The frontage has decorative stone areas and mature shrubs, while a pathway runs between them leading to the front entrance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
1799 sq.ft. (167.2 sq.m.) approx.



TOTAL FLOOR AREA: 1799 sq.ft. (167.2 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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Directions From the John Goodwin office in the High Street, proceed out and over the bridge towards the A38. Take the first turning at the roundabout onto the A38 towards Worcester. Continue through the village of Severn Stoke and along the A38 until you reach Kempsey. Take the fifth right turning into Napleton Lane and then the first right turning onto Elgar Drive follow the road to the end where you will find 7 Elgar Drive on your left.

Services We have been advised that mains water and electric are connected to the property. There is gas to the property which is currently disconnected. 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.

Council Tax COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate The EPC rating for this property is "D"

Viewing Arrangements By appointment to be made through the Agent's Upton Office, Tel: 01684593125

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.

Tenure We are advised (subject to legal confirmation) that the property is freehold