

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A DECEPTIVELY SPACIOUS INDIVIDUAL DETACHED BUNGALOW ENJOYING A PLEASANT OUTLOOK TOWARDS THE MALVERN HILLS BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 4 BEDROOMS (1 ENSUITE), 3 RECEPTION ROOMS, GOOD SIZED ENCLOSED GARDEN, DOUBLE GARAGE AND CARPORT**

**EPC: C NO CHAIN**

## Acathon - Guide Price: £595,000

Walwyn Road, Colwall, Malvern, Herefordshire WR13 6PX

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# Acathon

## Location

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, schools, 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.

## Property Description

Acathon is an individual extended detached bungalow pleasantly located at Upper Colwall and enjoying a fine outlook towards The Malvern Hills.

The spacious accommodation benefits from gas fired central heating and double glazing. It is arranged with an enclosed entrance porch, entrance hall, cloakroom with WC, a bedroom with an Ensuite wet room, living room, dining room, sitting room, fitted kitchen with appliances, three further bedrooms and a bathroom with shower and WC.

Outside there is a good sized enclosed garden, DOUBLE GARAGE, CARPORT and additional driveway parking.

## ACCOMMODATION:

### Enclosed Entrance Porch

With double glazed sliding front door. Quarry tile floor. Double glazed door to:

### Entrance Hall

With single radiator.

### Cloakroom

Having an inset wash basin and a WC. Fully tiled surrounds. Tiled floor. Ladder radiator. Airing cupboard housing a Worcester gas fired boiler. Double glazed window to front.

### Bedroom 1 2.79m (9ft) x 2.45m (7ft 11in)

Fitted with a range of bedroom furniture including a wardrobe, wall cupboards and bedside cabinet. Single radiator. Double glazed bow window to front. Archway through to:

### Ensuite Wet Room

Fitted with a shower cubicle and wash basin. Extractor fan. Chrome ladder radiator. Double glazed window to front.

### Living Room 5.32m (17ft 2in) min. x 4.00m (12ft 11in)

With TV and telephone points. Double radiator. Double glazed double doors to rear with pleasant outlook over garden. Door to kitchen and steps down to dining room.

### Kitchen 4.65m (15ft) max. x 3.66m (11ft 10in) max.

Fitted with an extensive range of units comprising a stainless steel sink with base unit under. Further base units. Drawer packs. Tall storage cupboards. Wall mounted cupboards. Leaded light cabinets. Work surfaces with tiled surrounds. Built-in double oven. Built-in microwave. Fitted 4-ring ceramic hob with integral extractor over. Integral dishwasher and fridge. Tiled floor. Double glazed window to side. Double glazed door to side leading to a useful covered terrace.





#### **Dining Room 4.42m (14ft 3in) x 3.82m (12ft 4in)**

With double radiator. Double glazed window to side.

#### **Inner Lobby**

With double glazed window to side.

#### **Sitting Room 4.83m (15ft 7in) x 4.28m (13ft 10in)**

With double radiator. Double glazed windows to rear. Double glazed double doors to rear garden.

#### **Inner Hall**

With single radiator. Access to roof space.

#### **Bedroom 2 4.31m (13ft 11in) x 2.76m (8ft 11in) max.**

With a range of bedroom furniture including wardrobe, wall cupboards, dressing table unit and bedside cabinet. Single radiator. Double glazed bow window to front.

#### **Bedroom 3 3.97m (12ft 10in) x 3.23m (10ft 5in) max.**

With fitted wardrobes, wall cupboards, bedhead, chest of drawers and bedside cabinets. Double radiator. Double glazed window to rear.

#### **Bedroom 4 3.23m (10ft 5in) x 2.76m (8ft 11in)**

With fitted wardrobes, bedhead and bedside cabinets. Single radiator. Double glazed window to rear.

#### **Bathroom**

Fitted with a white suite comprising a Jacuzzi bath, shower cubicle, inset wash basin and a WC. Fully tiled surrounds. Tiled floor. Two chrome ladder radiators. Double glazed window to front.

#### **Outside**

Acathon is approached through remote control electric double gates leading to a driveway which is flanked by areas of lawn and provides off road parking. There is a DOUBLE GARAGE (17'5 x 17'5) with remote control garage door, light and power, access to loft space over and double glazed door to rear.

Adjoining the garage is a CARPORT.

To one side of the bungalow there is a wooden decked terrace and on the other side a covered terrace.

To the rear, there is a good sized enclosed and private garden being arranged with a large paved terrace further areas of lawn and established plants and shrubs.

The garden enjoys a very pleasant outlook up to The Malvern Hills and there is a greenhouse, garden shed and outside lights and tap.

#### **Services**

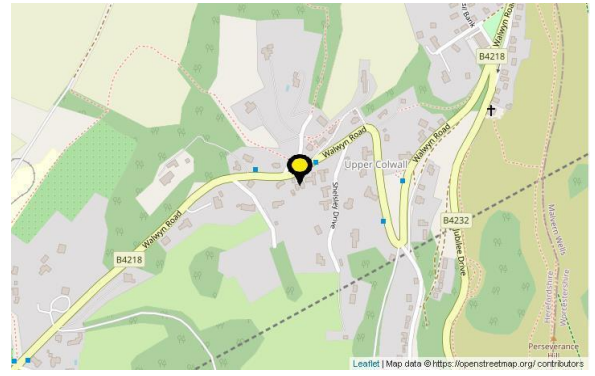
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should 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.

## Directions

From the agents Colwall office turn left and proceed up Walwyn Road. The property will then be found after approximately quarter of a mile on the right hand side (just before the sharp right hand bend).



## 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 Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## Council Tax

BAND G

## EPC

The EPC rating for this property is C (70)



**Ledbury Office**  
**01531 634648**

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### 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.
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