



66 Giffard Drive, Welland, WR13 6SE

£375,000

A substantially refurbished detached four bedroom family home with garage and gardens for sale with no onward chain. The light and bright accommodation comprises: entrance hall, cloakroom, lounge diner, breakfast kitchen with space for table and chairs, sun/garden room, four bedrooms, refitted bathroom. Further benefits include: electric heating, double glazing, detached single garage and block pave driveway, enclosed rear gardens. For sale with no onward chain.



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ENTRANCE HALL

Access via an obscure glass double glazed front door, side aspect double glazed window, recessed ceiling downlighters, smoke alarm, wall mounted programable electric radiator, stairs to first floor with understairs storage cupboard, doors to:

CLOAKROOM

Side aspect obscure glass double glazed window, ceiling light point, recessed ceiling downlighter, white suite comprising: wash hand basin with storage below and cabinets to side, push flush WC, tiled floor.

LOUNGE DINER 18'7" x 11'3" (5.68m x 3.45m)

Twin front aspect double glazed windows, two ceiling light points, feature fireplace with wooden surround, marble back and hearth and inset living flame effect fire, wall mounted programmable electric radiator.

BREAKFAST KITCHEN 18'7" x 9'6" (5.67m x 2.91m)

Rear aspect double glazed window, rear aspect double door to rear garden patio with space for table and chairs and outside entertaining, recessed ceiling downlighters, two ceiling light points, fitted kitchen comprising of a range of floor and wall mounted white units under a dark stone effect work top, stainless steel single drainer sink unit with mixer tap over, integral electric hob with stainless steel extractor over, integral double oven, space and plumbing for washing machine, space for dining table, wall mounted programmable electric radiator, wood block effect flooring, glazed sliding doors to:

SUN/GARDEN ROOM 9'1" x 7'3" (2.77m x 2.23m)

Double glazed windows to rear and side aspect, double glazed door to rear garden, programmable electric radiator.

LANDING

Ceiling light point, side aspect double glazed window, doors to:

BEDROOM ONE 13'1" x 9'9" (3.99m x 2.98m)

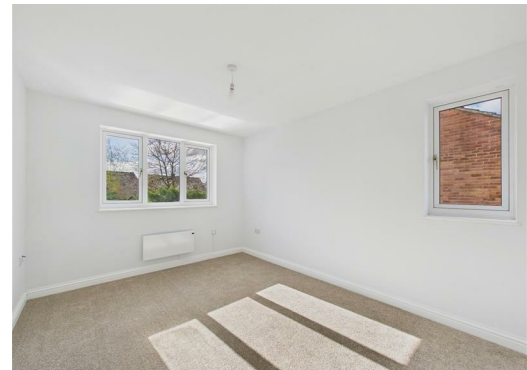
Dual aspect with rear and side facing double glazed window, ceiling light point, built-in double wardrobe, wall mounted programable electric radiator.

BEDROOM TWO 11'6" x 9'9" (3.51m x 2.99m)

Front aspect double glazed window, ceiling light point, wall mounted programable electric radiator.

BEDROOM THREE 9'10" x 8'6" (3.02m x 2.61m)

Rear aspect double glazed window, ceiling light point, wall mounted programable electric radiator.



BEDROOM FOUR 8'6" x 8'6" (2.61m x 2.61m)

Front aspect double glazed window, ceiling light point, over bed wall mounted storage cupboards, wall mounted programable electric radiator.

BATHROOM 26'0" x 5'7" (7.95m x 1.71m)

Side aspect obscure glass double glazed window, recessed ceiling downlighter, white suite comprising; panel bath with Triton shower over, screen to side, pedestal wash hand basin, push flush WC, heated chrome towel rail, part tiled walls, wood plank effect floor.

FRONT GARDEN

Mainly laid to lawn with flower and shrub border, a block paved drive provides parking for two to three cars leading to front door, garage and gated access to rear garden.

REAR GARDEN

Initially accessed from the breakfast kitchen or garden room with two spacious patios with room for table and chairs for outside dining, formal lawn with shrub borders to side, step lead down to two further terraces, panel fence to the rear, garden store.

GARAGE 16'0" x 8'3" (4.90m x 2.53m)

Accessed via up and over door to the fore, door and window to the rear, power and light.

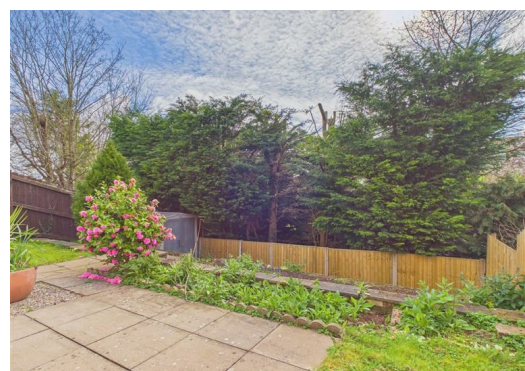
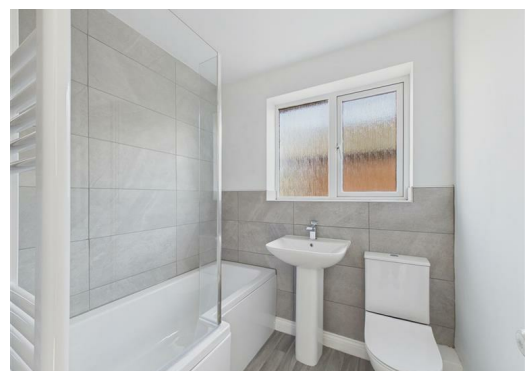
DIRECTIONS

From Malvern proceed in the direction of Malvern Wells along the Wells Road. Continue for some distance. Just after the Malvern Wells Primary School turn left into Upper Welland Road. Turn left at the T junction in the direction of Welland. Upon entering the village, take the first turning on the right into Giffard Drive. The property can be found at the far end of Giffard Drive as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please contact the Allan Morris office on 01684 561411 or email malvern@allan-morris.co.uk

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ADDITIONAL INFORMATION

ASKING PRICE - £375,000





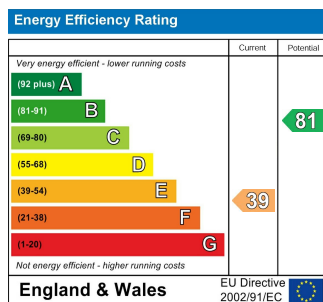
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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