



48 Giffard Drive, Welland, WR13 6SE

£475,000

A spacious and extended, four bedroom detached family home with south facing garden, situated in a cul-de sac situation in the village of Welland. The accommodation comprises; entrance porch, entrance hall, sitting room, dining room, kitchen, cloakroom, four bedrooms, family bathroom. Further benefits include; double glazing, electric heating, garage and driveway and mature southerly gardens. To the rear is a paddock that was mutually purchased historically and owned in trust with this property owning a 1/20th share. The property has excellent scope to update and potentially extend, especially over the existing kitchen extension. Viewing a must to appreciate the location and size of home on offer with no onward chain.



48, Giffard Drive, Welland, Worcestershire, WR13 6SE

LOCATION

The property is situated in the sought after village of Welland, just a few minutes' walk from the village shop, post office, church and Welland primary school, and within catchment for Hanley Castle High School and sixth form. The nearby towns of Upton-upon-Severn and Malvern which provide health and leisure facilities, shops and supermarkets and are both within six miles. The railway network can be accessed at Malvern or the recently opened Worcester Parkway, which gives a shorter journey time to London Paddington. The motorway network, Worcester (M5 junction 7 and M50 junction 2), are a short drive away.

ENTRANCE HALLWAY

Giffard Drive

UPVC front door with double glazed UPVC panels to either side. Opens to entrance hallway cloaks cupboards with folding doors, telephone and broadband point, stairs leading to 1st floor, under stairs storage cupboard, electric heater, doors to;

WC

Side facing obscured UPVC double glazed window, low level WC, wash basin.

SITTING ROOM 18'7" x 11'4" (5.68m x 3.47m)

Dual aspect with front facing double glazed window, rear facing sliding patio doors open to garden with a southerly aspect, cast iron wood burner with wooden mantle surround and slate hearth, television point, satellite point, electric heater, wall light points.

KITCHEN DINING ROOM

DINING AREA 9'4" x 18'9" (2.86m x 5.73m)

Rear facing with double glazed sliding patio doors opening to garden, electric heater wood effect flooring, additional side facing obscured double glazed window, further electric heater door hallway, open plan to kitchen.

KITCHEN 11'10" x 14'0" (3.63m x 4.27m)

Rear facing double glazed window overlooking garden, side facing obscure double glaze door, range of wooden eye and base level units with worktop over inset sink and drainer unit, plumbing for washing machine and tumble dryer, integrated electric double oven, (bottled) gas hob, extractor hood, space for further appliances, space for dining table, tiled floor.

FIRST FLOOR - LANDING

Front facing double glazed window, airing cupboard with lagged hot water tank, electric heater, doors to;

BEDROOM ONE 11'6" x 11'3" (3.53m x 3.44m)

Rear facing double glazed window, overlooking rear garden with fine views towards the Malvern Hills, loft access hatch.



BEDROOM TWO 9'7" x 11'8" (2.93m x 3.57m)

Rear facing double glazed window overlooking garden and towards Malvern Hills, television point.

BEDROOM THREE 6'10" x 11'4" (2.09m x 3.47m)

Front facing double glazed window overlooking frontage.

BEDROOM FOUR 9'7" x 7'1" (2.93m x 2.18m)

Rear facing double glazed window overlooking rear garden.

BATHROOM 5'6" x 6'11" (1.68m x 2.13m)

Side facing obscured double glazed window, panel bath with electric shower over and glass splash screen, low-level WC, wash basin, heated towel rail, tiled walls.

OUTSIDE - FRONTAGE

Tarmac driveway for 2 to 3 cars to the fore of the property and leading to garage, front garden laid to lawn with shrub hedgerow borders. Gated side access to rear.

GARAGE 16'3" x 8'2" (4.97m x 2.51m)

Metal up and over door, side door, power and light.

REAR GARDEN

Of particular feature of this property is its larger than average rear garden backing onto a paddock. The garden is laid mostly to lawn, initially laid to slabbed patio seating area with hedgerow borders and ornamental trees. With outside light and outside tap, timber garden sheds and timber summer house. With gated to the paddock at the rear.

NB, The paddock at the rear is owned in partnership with the other properties along this section of Gifford Drive and an interest in it could be passed on to the new purchaser by negotiation. The paddock was bought many years ago with the intention of retaining its protection and ensuring the seclusion and privacy of the property's gardens and to prevent any development.

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 on the right hand side 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

ASKING PRICE

£475,000





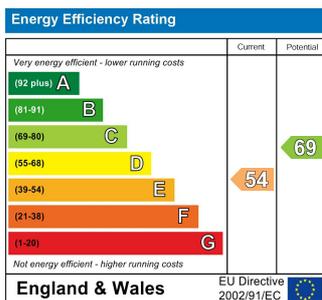
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: TBC

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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