# Allan Morris
estate agents

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## 44 Giffard Drive, Welland, WR13 6SE

**Offers In The Region Of £450,000**

An exceptionally well-presented four-bedroom detached family home situated in a popular residential location within the sought-after village of Welland, which benefits from a range of local facilities including a village shop and primary school. The accommodation comprises an entrance hall, sitting room, dining room, cloakroom, fitted kitchen and a substantial garden room. To the first floor are four double bedrooms and a family bathroom. Further benefits include driveway parking, a single garage and attractive wraparound gardens to the front and rear. We highly recommend an internal viewing to appreciate this immaculately presented family home and its desirable village location.







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MAYFAIR OFFICE GROUP

# 44, Giffard Drive, Welland, WR13 6SE











**ENTRANCE HALL**
Composite front door with inset stained and obscured glazed panels opening into the entrance hall, Front facing uPVC double glazed window, staircase rising to the first floor with oak and glazed balustrade, electric heater, telephone point, storage cupboard and doors leading to:

**SITTING ROOM 11'3" x 18'6" (3.44m x 5.64m)**
Front-facing room with UPVC double-glazed window, telephone point, electric heater and contemporary electric flame-effect fire. Sliding doors open to:

**GARDEN ROOM (12'1" x 7'5") and (9'2" x 12'0") ((3.70m x 2.28m) and (2.80m x 3.66m))**
A superb addition to the property arranged in two sections, providing both a conservatory style seating area and a dining area. Featuring UPVC double-glazed windows overlooking the garden, insulated ceiling, tiled flooring, electric heater and double doors opening onto the rear garden. Internal door leading to the kitchen.

**DINING ROOM 8'7" x 8'7" (2.63m x 2.64m)**
Front facing room with uPVC double glazed window, wall mounted electric heater and television point.

**CLOAKROOM**
Rear facing room with obscure uPVC double glazed window. Fitted vanity unit incorporating wash hand basin with mixer tap, concealed cistern WC, tiled walls and illuminated mirror.

**KITCHEN 11'4" x 8'6" (3.47m x 2.61m)**
Fitted with an extensive range of wooden base and wall-mounted units with work surfaces over. One-and-a-half bowl sink and drainer unit with mixer tap, space for an electric cooker with extractor hood above, plumbing and space for a dishwasher, and space for an under-counter refrigerator. Tiled splashbacks, rear-facing uPVC double-glazed window, door opening into the garden room, wall-mounted glazed display cabinets, wine rack, electric heater and wood-effect flooring.

**FIRST FLOOR LANDING**
Electric heater and doors leading to:

**BEDROOM ONE 11'6" x 9'10" (3.52m x 3.02m)**
Front-facing room with uPVC double-glazed window, range of fitted bedroom furniture including wardrobes and overhead storage cupboards, built-in wardrobe, wall-mounted electric heater, television point and loft access hatch.

**BEDROM TWO 12'11" x 9'8" (3.95m x 2.97m)**
Front facing room with two uPVC double-glazed windows, built-in double wardrobe and wall-mounted electric heater.

**BEDROOM THREE 9'10" x 8'7" (3.02m x 2.64m)**
Rear facing room with uPVC double glazed window overlooking the rear garden. Fitted bedroom furniture incorporating two wardrobes and overhead storage cupboards, together with an electric heater.

**BEDROOM FOUR 8'7" x 8'7" (2.62m x 2.63m)**
Rear facing room with uPVC double glazed window. Fitted bedroom furniture including double wardrobe, overhead storage cupboards and fitted bed surround. Wall-mounted electric heater.

**BATHROOM 6'6" x 5'6" (2.00m x 1.69m)**
Rear facing room with obscure uPVC double glazed window, fitted with a corner shower cubicle with sliding doors and rainfall style shower, vanity unit incorporating wash hand basin with storage beneath, concealed cistern WC and heated towel rail. Airing cupboard housing the hot water cylinder with additional shelving for linen storage.

**FRONT GARDEN**
The front garden is enclosed by a mature beech hedge providing a good degree of privacy. A pathway leads to the front entrance and the garden is mainly laid to lawn with established shrub, flowering and rose borders. The pathway continues to the side of the property, providing access to the rear garden through a decorative cast-iron gate. A driveway provides off-road parking and leads to the single garage.

**GARAGE 8'6" x 16'2" (2.60m x 4.93m)**
Single garage with metal up-and-over door, power and lighting, plumbing and space for appliances including a washing machine, additional storage is available within the roof space.

**REAR GARDEN**
A beautifully maintained and private rear garden enclosed by fencing and mature hedging. The garden is predominantly laid to lawn with well-stocked flower and shrub borders. A decked seating area is positioned in one corner of the garden with canopy cover and power supply, creating an excellent outdoor entertaining space. To the side of the property is a covered bar area with power and lighting, together with a brick-built barbecue, making this an ideal space for outdoor dining and entertaining.

**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 quite a way down 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.

**what3words**
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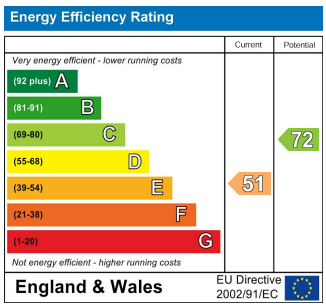
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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 gas, 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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