



Allan Morris
estate agents

**Nightingale House, 1 Orchard Close, Welland,
Malvern, WR13 6AJ**

 **MAYFAIR**
OFFICE GROUP

1 Orchard Close, Welland, WR13 6AJ

A sumptuous home over three floors which is beautifully appointed and offers spacious and versatile accommodation in a generous plot. In brief, the accommodation comprises: Reception hallway, cloakroom, dining kitchen, dining kitchen/family room, two first floor bedrooms with en suites, two further bedrooms and family bathroom. To the lower ground floor is a 27' guest suite/family room, shower room and utility room. A double garage complements the living space and the mature gardens encompass almost a third of an acre. Orchard Close is a quiet cul de sac in the popular village of Welland and we strongly recommend viewing to appreciate this lovely house. For further details or to arrange to view, please telephone us on 01684 561411.



ENTRANCE

Approached over a tarmac drive and flagstone walkway to storm porch and composite front door with twin obscure glazed side panels opening into:

RECEPTION HALL

With inset door mat, radiator, power points, Neville Johnson bespoke light oak and glass feature staircases lead to first floor and lower ground floor, door to:

CLOAKROOM

With obscure double glazed window, pedestal hand basin with shelf and mirror over, radiator, close coupled WC, fuse board.

DINING ROOM 14'7" x 10'3" (4.45m x 3.14m)

Front facing leaded double glazed windows, radiator, power points.

DINING KITCHEN/FAMILY ROOM 27'4" x 16'0" (max) narrowing to: 10'0" (8.35m x 4.88m (max) narrowing to: 3.05m)

Triple aspect leaded double glazed windows, mostly rear facing, twin velux windows to the seating area. The kitchen is beautifully fitted with a matching range of wall and base units, granite work surfaces and inset bowl and a half sink unit. There are integral fridge and freezer with two pull out larder units, integral dishwasher, range style cooker with electric ovens and Calor gas hob

with cooker hood over, large carousel units to the corner base cupboards, under unit lighting, high level glass fronted cupboards, cupboards and drawers, ceramic tiled floor with ample room for a dining table and chairs, plus sofas, power points, two radiators.

SITTING ROOM 20'9" x 12'7" (6.33 x 3.84)

Double opening doors give access to this spacious light room with front and rear facing leaded double glazed windows, elegant stone fireplace with log burner, TV point, power points and two radiators.

FIRST FLOOR LANDING

Generous landing with front facing leaded double glazed window, radiator, power points, door to airing cupboard with slat shelving and housing the pressurised hot water system.

BEDROOM ONE 14'8" x 11'4" (4.49m x 3.47m)

Rear facing leaded double glazed window with lovely views over the garden to the Hills, radiator, power points, television point, air conditioning unit, door to:

EN SUITE SHOWER ROOM 7'8" x 5'1" (2.34m x 1.55m)

With contemporary tiling, glazed shower unit, pedestal hand basin, radiator, close coupled WC, obscure double glazed window, extractor unit, shaving point.

BEDROOM TWO 13'1" x 10'7" (3.99m x 3.24m)

Front facing window, radiator, power points and door to:

EN SUITE 7'8" x 4'9" (2.34m x 1.46m)

Tiled and glazed shower unit, radiator, pedestal hand basin, close coupled WC, shower point, obscure double glazed leaded window, extractor unit.

BEDROOM THREE 10'9" x 9'10" (3.3m x 3.02m)

Rear facing leaded double glazed window offering the rear views to the Hills, power points, radiator.

FAMILY BATHROOM 8'7" x 8'3" (2.62m x 2.52m)

Contemporary tiling, shower cubicle with glazed door, panelled bath, pedestal hand basin, close coupled WC, shaver point, radiator, extractor unit and door to shelved cupboard.

BEDROOM FOUR 9'0" x 9'1" (2.76m x 2.77m)

Front facing leaded double glazed window, power points, radiator.

LOWER GROUND FLOOR

Hallway with radiator and door to walk in cloaks cupboard with light, shelving and hanging rail.

GUEST SUITE/GARDEN ROOM 27'2" x 14'5" (max) (8.29m x 4.41m (max))

Rear facing leaded double glazed twin French doors with side panels onto the rear garden, bespoke Neville Johnson fitted furniture including wardrobes, glass fronted cupboards and bed-side cupboards and drawers to accommodate a king sized sleeping area. To the far end, two of the walls are wood panelled and a further rear facing double glazed window, two radiators, power points and door to walk in under stairs storage.

SHOWER ROOM 8'1" x 4'10" (2.47m x 1.48m)

With contemporary tiling, double sized shower cubicle pedestal hand basin with mirror over, close coupled WC, radiator, shaver point and extractor fan.

UTILITY ROOM 8'7" x 8'1" (2.64m x 2.47m)

Range of matching wall and base units, granite worktops, inset stainless steel sink unit, cupboard housing a Worcester Bosch central heating boiler, space for washing machine and under counter fridge, composite rear door with leaded double glazed panel, fitted water softener unit

DOUBLE GARAGE 19'7" x 18'7" (5.98m x 5.68m)

Of brick construction with up and over door, with power and light, roof storage and shelving.

EXTERNALLY

The rear garden is laid to lawn with a stone flagged patio area curving around the house to a further seating area. A wooden gate to the rear leads to a flag stoned walk way and further shrub border with a secure sleeper and wire-fenced border. There are well stocked shrub borders and trees with gated access to the front and there are mature trees inset in the lawn. A further stone chipped area leads to metal steps and access to the front in addition to a gentle stone pathway.

The generous fore garden which is lawned with mature hedging, runs in front of the house and then to one side with shrub borders and an ancient oak tree. The driveway offers generous off road parking and leads to the double garage.

DIRECTIONS

From our office on the Worcester Road, turn right and proceed onto the Wells Road. Once passing the Hanley Road turn on your left, take the left hand turn into Upper Welland Road. Continue into Welland and turn right at the T junction onto the B4208. Shortly you will see Welland Store on your right and Orchard Close is a turning on the right shortly thereafter. Nightingale House is on your left as indicated by the agent's Sale Board.

ADDITIONAL INFORMATION

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. Central heating is Calor Gas run.

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

ENERGY PERFORMANCE RATINGS: Current: D 63 Potential: C71

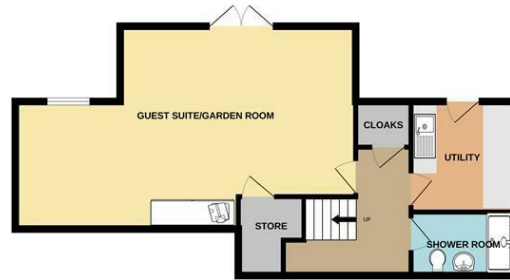
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

PRIVATE ROAD: Gravel dressing of the road is shared by 5 houses.

PRICE GUIDE

£850,000

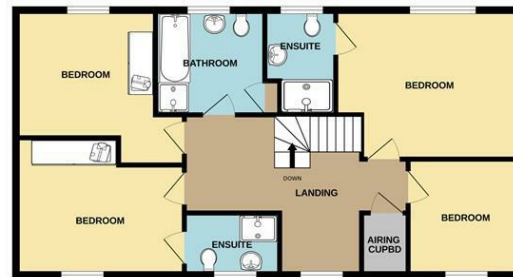
LOWER GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2319 sq.ft. (215.5 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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