



# Pippin Drive, Welland, WR13 6SN

A very well presented and imaginatively extended, detached family home situated in this popular development in the village of Welland, close to Malvern and Upton-upon-Severn. Comprising; entrance hallway, cloakroom, sitting room, kitchen/dining room, garden room with bi-fold doors and lantern skylight, utility room, first floor landing, four bedrooms, en-suite to the master and a family bathroom, generous and landscaped gardens, double garage and driveway. Situated on the edge of Welland village with facilities such as village stores and primary school and centrally located for access to further facilities in the nearby towns of Malvern and Upton. An early viewing is essential for this delightful village family home.



## ENTRANCE

Composite front door with obscured glass, leads into:

## ENTRANCE HALLWAY 13'9" x 4'9" (4.21m x 1.46m)

Returning staircase to first floor, radiator, telephone and broadband point, tiled floor, door to:

## WC

Rear facing obscured uPVC window, low level WC, wash basin, radiator, continued tiled floor.

## SITTING ROOM 18'6" x 14'1" (5.64m x 4.30m)

Dual aspect with front facing uPVC window, rear facing uPVC patio doors open to the garden, storage cupboard, two radiators, two satellite and television points, telephone point.

## KITCHEN DINING ROOM 18'7" x 10'2" max (5.67m x 3.12m max)

Dual aspect with front facing uPVC window, open plan to Garden Room.

Range of modern eye and base level units with wood effect work top, integrated Hotpoint double electric oven, electric hob with extractor over, integrated fridge freezer and dishwasher, space and plumbing for washing machine, one and a half sink and drainer unit, two radiators tiled floor, television and telephone points. Open plan to;

## GARDEN ROOM 14'3" x 10'5" max (4.36m x 3.18m max)

uPVC bi-fold doors to the rear open to the garden, additional side facing double doors and windows to the side aspect, glass lantern skylight window, continued tiled floor, radiator, television point, spot lighting, door to utility room.

## UTILITY ROOM 14'3" x 5'3" max (4.36m x 1.62m max)

Front facing composite door, uPVC glazed rear door to the garden, additional skylight window, range of eye level units, plumbing for washing machine and other appliances below worktop, continued tiled floor, radiator, internal door to garage.

## **FIRST FLOOR - LANDING**

uPVC window on half landing, wooden spindle banister and handrail, airing cupboard housing hot water cylinder, loft access, radiator, doors to:

### **BEDROOM ONE 13'1" x 10'2" (4.00m x 3.11m)**

Dual aspect with front and side facing uPVC window, fitted triple width wardrobe with sliding mirrored doors, radiator, television and telephone point, door to:

### **EN-SUITE 6'11" x 4'5" (2.12m x 1.35m)**

Rear facing obscured uPVC window, double shower with mixer attachment, low level WC, wash basin, heated towel rail, extractor fan, shaver point.

### **BEDROOM TWO 11'2" x 9'11" (3.42m x 3.04m)**

Front facing uPVC window, double wardrobe with sliding mirror doors, radiator, telephone and television point.

### **BEDROOM THREE 11'1" x 8'2" (3.39m x 2.50m)**

Rear facing uPVC window, radiator, fitted double wardrobe with sliding mirrored doors, telephone and television points.

### **BEDROOM FOUR 8'0" x 8'0" (2.44m x 2.44m)**

Front facing uPVC window, radiator, telephone and television points.

### **BATHROOM 6'7" x 5'6" (2.02m x 1.69m)**

Rear facing obscured uPVC window, double end bath with mixer taps and a mixer shower over, glass splash screen, low level WC, wash basin, tiled floor and part tiled walls, heated towel rail, extractor fan.

## **FRONTAGE AND DRIVEWAY**

Front garden laid to lawn and shrub borders, slab path to front door, double width driveway to the front of the double garage.

## **DOUBLE GARAGE 20'1" x 19'11" max (6.13m x 6.08m max)**

Detached double garage with two wooden up and over doors, power and light, storage in roof space.

## **REAR GARDEN**

Generous rear garden enclosed by timber fencing, laid to split level flat lawn with extensive shrub planting and young trees, slab patio across rear of the property, additional covered seating area with timber pergola, oil tank and oil fired external boiler, outside tap.

## **DIRECTIONS**

Leaving Great Malvern on to the Wells Road, follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the Malvern Wells Primary school into Upper Welland Road. Follow the road down the hill, going through Upper Welland, past the village shop to a T-junction. Turn left and proceed straight on to the village of Welland. At the crossroads, go straight across in the direction of Upton and proceed forwards. After approximately 1/4 mile turn into Pippin Drive and bear round to the right along Pippin Drive and No. 15 is on the left hand side. For further information or to arrange a viewing, please call the Malvern Office on 01684 561411.

## **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.

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

**ENERGY PERFORMANCE RATINGS:** Current: B84 Potential: A113

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 82270

## **ASKING PRICE**

£550,000



**Approximate total area<sup>(1)</sup>**

170.08 m<sup>2</sup>

**Reduced headroom**

0.36 m<sup>2</sup>



**Allan Morris**  
estate agents

(1) Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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