



Offers In Excess Of £450,000

3 Bedroom Link Detached House for sale
2 Giffard Drive, Welland, Malvern



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Overview

Would EWE like to have breakfast, sat at your kitchen island, looking through triple bi- folds at the Malvern Hills? Watch the sun set behind the hills, from your sun lounge?

Fully refurbished and modernised for 21st century living, this three bedroom, double bathroom, with annexe and study/playroom, might just be what you have been waiting for.



Key Features

- Totally Refurbished
- Additional Annexe
- South Facing Garden
- Modern Open Plan Kitchen/Family room
- Full En-suite Bathroom
- Drive Parking for 4 Cars
- Village Location
- Views of Malvern Hills
- No chain









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Just below Malvern and a couple of miles from Upton-on-Severn, sits the renowned village of Welland.

This property is situated right on the end of the village, facing fields and the Malvern Hills.

With parking for 4 cars on the drive and the south facing garden, overlooking fields behind, the views of the Malvern Hills are stupendous!

To take advantage of this, the present owners have remodelled the ground floor, to reflect modern living with a one year old pale Blue and white quartz worktop kitchen, with a bespoke island, breakfast bar and large bifold doors in the kitchen and opened up the sun room for 180 degree views.

Off the main living area, you also have a further family sitting/tv snug room with pocket doors and also a study/playroom area, again with doors to close the room off, if required.

The large utility area, to the left of the kitchen island, provides even more storage with more wall cupboards, the cloakroom and a storage area with a



large garage door .

There is a further annexe room, accessed from the garden, with its own cloakroom and mezzanine area. This flexible space can be used as an office/ playroom / spare bedroom. These rooms all provide homeowners with multiple choices for use of the various ground floor areas, as the family grows and needs evolve over time.

Back in the main house, up the remodelled stairs , there are two large doubles and a large single bedroom. The main bedroom has two windows to the front of the house and a large rear bathroom window, making the main suite run across the whole for the left side of the property. The remodelled bathroom has a shower over the bath and the main bedroom has a full bathroom and large shower as well.

Thoughtfully remodelled by the present owners, this light and open decorated house is ready for someone to make it home.

Mains water and Electricity.

Oil Boiler and central radiator heating, with new oil tank at bottom of garden.

Family Living Kitchen

26' 1" x 8' 10" (7.97m x 2.70m)

Sun Room

12' 1" x 11' 1" (3.69m x 3.40m)

Sitting Room

11' 1" x 9' 6" (3.40m x 2.90m)

Study/Family Area

8' 9" x 6' 9" (2.68m x 2.07m)

Utility Room

10' 2" x 8' 10" (3.10m x 2.70m)

Office / Gym / Games Room / Annexe

13' 4" x 8' 2" (4.07m x 2.50m)

Storage Room

8' 10" x 4' 3" (2.70m x 1.30m)

Bedroom (Double) with Ensuite

13' 1" x 13' 1" (4.00m x 4.00m)

Bedroom 2

11' 5" x 9' 10" (3.50m x 3.00m)

Bedroom 3

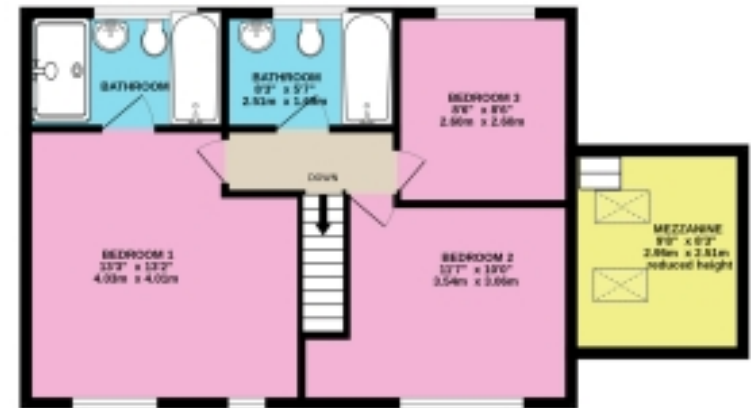
8' 6" x 8' 6" (2.60m x 2.60m)

Floorplans

GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.

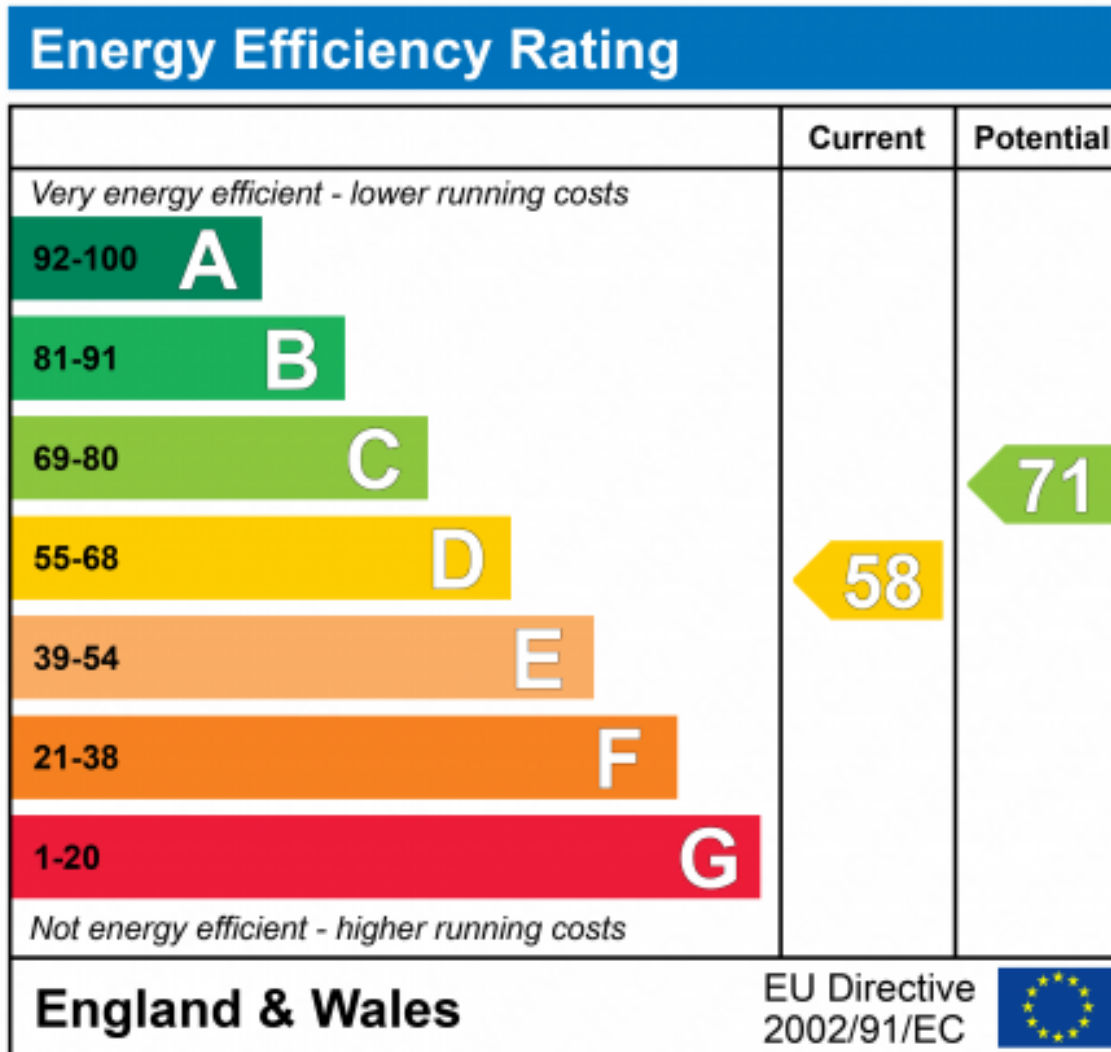


3 BEDROOM, LINKED GARAGE WITH ANNEX AND SUN LOUNGE

TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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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