



# Blacksmiths Lane, Lower Moor

Asking Price: £485,000

- An individual NEW BUILD detached house
- Four bedrooms - master bedroom with en-suite plus family bathroom and ground floor w.c.
- Superb open plan kitchen/dining/family room and separate utility room
- Lounge with Hunter wood burning stove
- Quality fittings throughout including oak veneered doors, NEFF and Kenwood kitchen appliances, quartz work surfaces
- Luxury vinyl tiled flooring with Myson heating system for underfloor heating throughout the ground floor, radiators, and touch screen controls.
- Development of just two properties with electric gated approach down a private driveway
- Lower Moor is a tranquil village situated just off the A44 and approximately 4-miles from the market town of Pershore. It has a post office, village hall, recreational park, a 16th Century inn and is surrounded by many lovely walks.

Nigel Poole  
& Partners

# Blacksmiths Lane

Lower Moor

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\*\*ONE OF TWO LUXURY NEW BUILDS BY A LOCAL DEVELOPER WITH A 10-YEAR NEW BUILD WARRANTY\*\* This four bedroom detached family home is set in a private driveway, exclusive to only 2 properties. Solid oak electric gates and video intercom system. Fitted to a high specification throughout including: Elgar Kitchen with NEFF built-in and Kenwood integrated appliances and quartz work surfaces and window sills. LVT Polyflor flooring with Myson heating system underfloor throughout the ground floor, radiators on the first floor with touch controls. Worcester Greenstar 8000 life condensing boiler. External doors and glazing A+ rated. Oak Veneered internal doors. Quality bathrooms with modern fittings, fully wrapped with ceramic marble tiles and mirrored cabinets with led lighting. NO CHAIN

## Front

Entry into the private driveway through a set of solid oak gates with Came gate entry system. Being exclusive two properties.

## Entrance Hall

Canopied entrance with a decorative double glazed front door. Situated inside the hallway is the video intercom system for the entrance gates. Honeywell alarm system. Oak glazed doors leading off to: Stairs rising to the first floor with storage cupboard below. Handmade winder staircase by Dovetail joinery with storage cupboard below, rising to the first floor landing with Myson radiator and wall mounted touch controls.

## Lounge 22' 2" x 10' 4" (6.75m x 3.15m)

Double glazed window to the front aspect. Double glazed French doors with side panels leading onto the patio and rear garden. In-built pumice chimney flue with a Hunter 'EcoReady' wood burning stove on a slate hearth. LED downlighting. Touch screen heating controls.



## Kitchen/ Dining / Family Room 22' 1" x 10' 4" (6.73m x 3.15m)

Double glazed window to the front aspect. Elgar kitchen in a Porter silver grey gloss units surmounted by Opus white quartz work surfaces, upstands and window sills. Vellamo FlexiSpray Kitchen Sink Mixer with flexible/movable multi-function spray and one and a half Undermounted sink. Built in NEFF 'Hide and Slide' oven, Neff microwave oven, NEFF induction hob with an black glass extractor hood. Integrated Kenwood dishwasher and fridge freezer A+ rated. Pull out recycling unit. Double glazed French doors with side panels onto the patio and rear garden. LED downlighting. Touch screen heating controls.



## Utility Room 9' 3" x 5' 10" (2.82m x 1.78m)

Obscure double glazed door to the rear garden. Elgar kitchen in a matching Porter silver grey gloss units surmounted by Opus white quartz work surfaces and upstands. Vellamo FlexiSpray Kitchen Sink Mixer with flexible/movable multi-function Spray and an undermounted single sink. Double full height cupboard housing Worcester Greenstar 8000 Life gas boiler and Myson heating system. Plumbing and space for washing machine and tumble dryer. LED downlighting.

## Cloakroom

Obscure high level double glazed window to the front aspect. Vanity unit with Low level w.c. Vanity unit with wash hand basin. Extractor fan. LED downlights.

## Landing

Rising up carpeted winder staircase to the first floor. Radiator. Touch screen heating controls.

## Bedroom One 12' 5" MAX x 10' 5" (3.78m x 3.17m)

Double glazed window to the rear aspect. Radiator. LED downlights. Loft access hatch with ladders.



## En Suite 7' 4" x 5' 11" (2.23m x 1.80m)

Obscure double glazed window to the rear aspect. Large walk in shower cubicle with mains fed twin head shower. Mirrored LED cabinet over a vanity unit with wash hand basin and matching vanity unit with low level w.c. Fully wrapped tiled walls and floor. Heated towel rail. Radiator. LED downlights and extractor fan.

## Bedroom Two 12' 6" x 11' 8" (3.81m x 3.55m)

Double glazed window to the front aspect. Radiator. LED downlighting.

## Bedroom Three 10' 4" x 9' 4" MAX (3.15m x 2.84m)

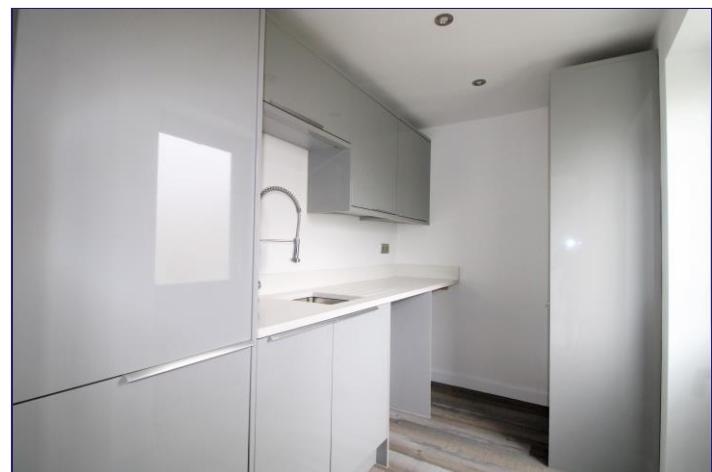
Double glazed window to the rear aspect with views over recreational ground. Radiator. LED downlighting.

## Bedroom Four 10' 4" x 10' 2" (3.15m x 3.10m)

Double glazed window to the rear aspect with views over recreational ground. Radiator. LED downlighting.

## Bathroom 9' 6" x 5' 6" (2.89m x 1.68m)

Obscure double glazed window to the front aspect. Panelled L-shaped shower bath with mains fed twin head shower and glass screen. Large wall hung vanity unit and wash hand basin. Vanity unit with low level toilet. Fully tiled walls and floor. Large heated towel rail. Wall mounted mirrored LED cabinet. LED downlighting and extractor fan.

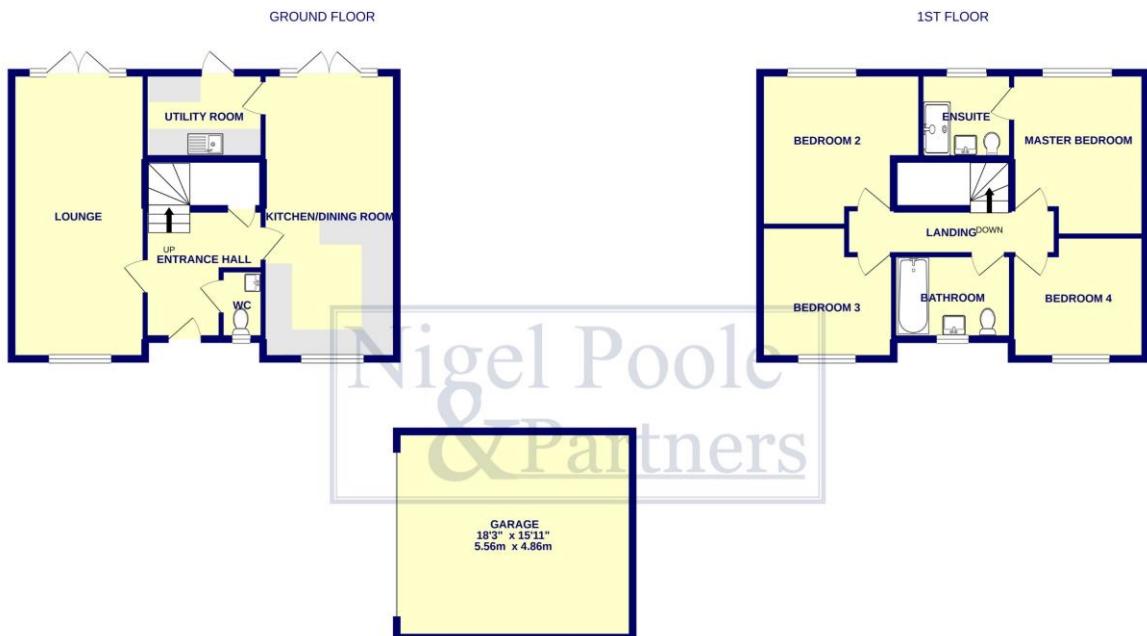


## Rear Garden

New fencing and hedging borders in the secluded garden with a newly laid lawn with patio seating area across the rear. Two sides have gated accesses to the front. Door access into rear of garage. Exterior lighting and water tap.

## Garage 18' 2" x 15' 11" (5.53m x 4.85m)

Detached double garage with Hörmann roller shutter electric/remote controlled door. Lighting and power.



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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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