



The Green Pinvin

£462,500

- Three double bedroom detached bungalow
- Superb open plan living/dining room
- Kitchen with integrated appliances
- Garden room
- Well maintained established garden
- Garage and driveway
- Sought after village location

Nigel Poole
& Partners

The Green

Pinvin

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****THREE BEDROOM DETACHED BUNGALOW**** Located in a quiet, no-through road. Entrance hall; living/dining room; breakfast kitchen; utility room; garden room; a bathroom; three double bedrooms-the master with an en-suite w.c. Garage and driveway. The rear garden is laid to lawn with a patio seating area and established planting. In the sought-after village of Pinvin with amenities. A little to the north of Pershore, approximately 7 miles from Worcester. It is also the location of Pershore railway station and has easy access to the new Worcester Parkway.

Front

Laid to lawn with planting. Two driveways for parking several vehicles. Gated access to the rear of the property. The entrance to the property is to the side aspect.

Entrance Hall 9' 0" x 4' 10" (2.74m x 1.47m)

Obscure double glazed window and entrance door. Doors to the inner hall and the living room. Radiator.

Living/Dining Room 25' 5" x 22' 1" (7.74m x 6.73m)

Dual aspect double glazed windows. L-shaped open plan. Wood surround and slate hearth housing the multi-fuel stove. Three radiators.



Kitchen 13' 10" x 12' 4" (4.21m x 3.76m) max

Double glazed window. Wall and base units surmounted by worksurface. One and a half ceramic sink and drainer with mixer tap. Tiled splashbacks. Integrated oven, hob and extractor fan. Integrated dishwasher and fridge. Storage cupboards, one housing the hot water tank. Door to the inner hall and the garden room.



Garden Room 27' 8" x 10' 8" (8.43m x 3.25m)

Built of brick with double glazed windows and door to the garden. Tiled flooring. Door to the utility and the garage.



Utility Room 7' 0" x 5' 7" (2.13m x 1.70m)

Obscure window to the garden room. Base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Tiled flooring. Space and plumbing for a washing machine. Low flush w.c.

Inner Hall 13' 0" x 3' 9" (3.96m x 1.14m) max

Doors to the entrance hall, kitchen, bedrooms and bathroom.

Master Bedroom 12' 8" x 11' 4" (3.86m x 3.45m) max

Double glazed window to the rear aspect. Fitted wardrobe. Radiator. Door to the en-suite.

En-suite 8' 4" x 3' 3" (2.54m x 0.99m) max

Obscure double glazed window. Vanity wash hand basin and low flush w.c. Central heated ladder rail. Tiled splashbacks. Tiled flooring.

Bedroom Two 12' 4" x 11' 9" (3.76m x 3.58m) max

Double glazed window. Radiator.

Bedroom Three 12' 4" x 9' 6" (3.76m x 2.89m)

Double glazed window. Storage cupboard.

Bathroom 8' 4" x 6' 6" (2.54m x 1.98m)

Obscure double glazed window. Panelled bath with a rainfall mains fed shower. Pedestal wash hand basin and low flush w.c. Fully tiled. Central heated ladder rail.

Garage 17' 8" x 13' 9" (5.38m x 4.19m)

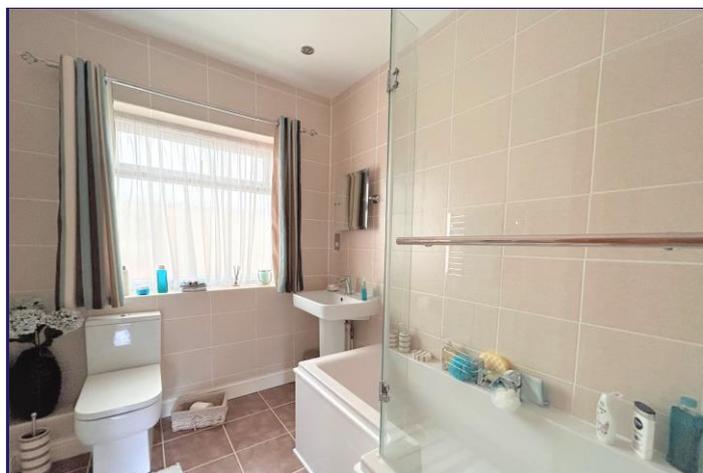
Up and over door. Power and light. Wall mounted Worcester gas fired boiler.

Garden

The Westerly facing rear garden is well established. Laid to lawn with planting and a patio seating area. Garden shed and wood store.

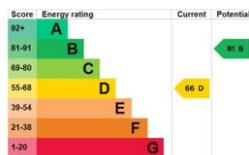


Tenure: Freehold
Council Tax Band: D





GROUND FLOOR
1729 sq.ft. (160.6 sq.m.) approx.



SA THE GREEN, PAVIN, WR10 2ET
TOTAL FLOOR AREA: 1729 sq.ft. (160.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with floorplan (2012)

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

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