



# Conningsby Drive, Pershore

Asking Price: £600,000

- Four double bedroom detached home in Pershore Town Centre
- Lounge with Bay window and doors to the second reception room
- Second reception room with French doors to the rear garden
- Breakfast kitchen with integrated appliances and separate dining room and utility room
- Main bedroom with dressing area and en-suite shower room
- Bedroom two with en-suite shower room, two further bedrooms and four-piece family bathroom
- Secluded rear garden with patio seating area
- Double garage with light and power and double driveway
- No onward chain

**Nigel Poole  
& Partners**



# Conningsby Drive

Pershore

Asking Price: £600,000

**\*\*Four double bedroom detached home in a sought-after location in Pershore Town Centre\*\*** Built in 1997 this detached home has three reception rooms; breakfast kitchen with integrated appliances; separate utility room and cloakroom. On the first floor there are four double bedrooms, the main bedroom benefitting from a dressing area and en-suite, bedroom two also with en-suite shower room, and a four-piece family bathroom. The secluded rear garden has a patio seating area with steps up to the lawn and mature planted borders. There is a double garage with light and power along with a double driveway. The property would benefit from some updating. Located in the Georgian town of Pershore, providing a range of great shopping and leisure facilities including a theatre and the stunning Pershore Abbey. The area has a good range of schools both state and independent. With easy access to Pershore train station, Worcestershire Parkway train station and excellent links to the motorway. There are also daily buses into the town centre, Evesham town and Worcester City centre.

## Front

Laid to lawn with mature planted borders. Double driveway leading to the garages and path to the front door and gated side access.

## Hallway 15' 2" x 10' 3" (4.62m x 3.12m) Max

Obscure double glazed door and window to the front aspect. 'L' shaped hallway with doors to the reception rooms; kitchen; cloakroom and garage; stairs rising to the first floor. Pendant light fitting; radiator.

## Lounge 17' 2" x 10' 7" (5.23m x 3.22m)

Double glazed bay window to the front aspect; glazed double doors to the second reception room. Electric flame fire with surround and marble hearth; pendant light fitting; radiator.



## Second reception room 12' 2" x 9' 8" (3.71m x 2.94m)

Double glazed French doors to the rear garden. Pendant light fitting; radiator.

## Dining Room 11' 10" x 7' 8" (3.60m x 2.34m) Min

Double glazed bay window to the rear aspect. Pendant light fitting; radiator.



## Kitchen 16' 5" x 8' 9" (5.00m x 2.66m)

Double glazed window to the rear aspect. A range of wall and base units surmounted by worktop; stainless steel sink and drainer with mixer tap and tiled splashback. Integrated 'AEG' undercounter freezer, 'NEFF' electric oven and grill with gas hob and extractor fan. Space for a fridge/freezer. Pendant light fitting; radiator and tiled flooring. Door to the utility room.

## Utility Room 5' 11" x 5' 11" (1.80m x 1.80m)

Obscure double glazed door to the side aspect. Base units surmounted with worktop, sink and drainer with mixer tap. Wall mounted gas-fired 'Ideal Classic' boiler. Space and plumbing for a washing machine and tumble dryer. Pendant light fitting; radiator and tiled flooring.

## Cloakroom 5' 1" x 3' 10" (1.55m x 1.17m)

Pedestal hand wash basin; low level w.c. Pendant light fitting; extractor fan; radiator; tiled flooring.

23 High Street, Pershore WR10 1AA



## Landing 17' 5" x 6' 5" (5.30m x 1.95m)

Doors to the bedrooms and bathroom. Storage cupboard and airing cupboard housing the hot water cylinder. Access to the loft. Pendant light fitting; radiator.

## Bedroom One 26' 3" x 13' 11" (7.99m x 4.24m)

Double glazed windows to the front aspect. Feature archway with built in wardrobes; pendant light fitting; radiator; door to the en-suite.



## En-suite to Bedroom One 5' 7" x 5' 3" (1.70m x 1.60m) Min

Obscure double glazed window to the side aspect. Pedestal hand wash basin with mixer tap; low level w.c. Mains fed shower cubical with glass door; part tiled walls. Pendant light fitting; extractor fan; radiator.

## Bedroom Two 12' 6" x 8' 8" (3.81m x 2.64m) Min

Double glazed window to the rear aspect. Built in wardrobes; pendant light fitting; radiator. Door to the en-suite shower room.

## En-suite to Bedroom Two 5' 9" x 2' 5" (1.75m x 0.74m)

Pedestal hand wash basin; mains fed mixer shower cubical with glass door bi-fold door and part tiled walls.

## Bedroom Three 11' 4" x 9' 1" (3.45m x 2.77m) Min

Double glazed window to rear aspect. Built in wardrobes; pendant light fitting; radiator.

## Bedroom Four 12' 10" x 8' 3" (3.91m x 2.51m) Max

Double glazed window to the front aspect. Built in wardrobes; pendant light fitting; radiator.

## Family Bathroom 8' 8" x 7' 5" (2.64m x 2.26m) Max

Obscure double-glazed window to the rear aspect. Pedestal hand wash basin with mixer tap; panelled bath; mains fed shower cubicle with glass door; low level w.c. part tiled walls; pendant light fitting; shaver point; radiator.



## Double Garage 16' 10" x 16' 8" (5.13m x 5.08m)

Two up and over doors to the front leading to the driveway. A range of wall and base units surmounted by work top. Light and power.

## Garden

Patio seating area with steps leading to the lawn with planted borders. Path with gated access to the front and side space for a greenhouse/shed. Wall lights; outside watering tap.



Tenure: Freehold

Council Tax Band: F

## Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1QX

## Probate

This property is currently going through the process of probate.



## Disclaimer

All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out due diligence before launching a property to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

### 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.

N446 Ravensworth 01670 713330

 **rightmove**.co.uk  
The UK's number one property website