



# Westcott Way, Pershore

Asking Price: £345,000

- **\*\*A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME\*\***
- Lovely location at the end of a small private drive overlooking the estate's open green space/play area
- Entrance hall with w.c.
- Lounge overlooking the open aspect
- Light and airy kitchen/dining room with French doors into the rear garden. Separate utility room
- Master bedroom with en-suite
- Southerly facing rear garden
- Detached garage and drive with parking for up to four vehicles
- Fitted with 12 solar panels making it a very energy efficient home to run

**Nigel Poole  
& Partners**

# Westcott Way

Pershore

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**\*\*A DETACHED FAMILY HOME ENJOYING A PEACEFUL LOCATION AT THE END OF A SMALL PRIVATE DRIVE AND OVERLOOKING GREEN, OPEN SPACE/PLAY AREA\*\*** Entrance hall with w.c.; lounge to the front; kitchen/dining room with French doors into the garden; separate utility room; three bedrooms - master with en-suite; family bathroom. Southerly facing rear garden. Detached garage with parking for up to four vehicles. The current owners have individualised this home with decoration and it is beautifully presented throughout. Still under NHBC guarantee.

## Front

Located at the end of a private drive of just four properties, the front aspect enjoys views over the Estate's open green space and play area. The front garden is laid to lawn with box hedge planting. A pathways leads to the entrance door under a storm canopy porch. The drive provides parking for up to four vehicles and leads to the detached garage.



## Entrance Hall

Obscure double glazed entrance door and window to the side aspect. Stairs rising to the first floor with storage cupboard below. Radiator. Wood effect flooring. Doors into lounge, kitchen/dining room and cloakroom.

## Lounge 12' 11" x 12' 3" (3.93m x 3.73m)

Double glazed window to the front aspect with open aspect. Radiator. Television point.

## Kitchen/Dining Room 18' 0" x 9' 0" (5.48m x 2.74m)

Kitchen area with double glazed window. Range of dove grey gloss wall and base units surmounted by wood effect work surface with upstands. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and four ring gas hob with extractor hood. Space for fridge freezer. Space and plumbing for a dishwasher. Dining area with double glazed French doors into the garden. Wood effect flooring throughout. Radiator.



## Utility Room 7' 7" x 5' 3" (2.31m x 1.60m)

Obscure double glazed door to the side aspect. Fitted base unit with work surface. Space and tumbling for a washing machine and tumble dryer. Wall mounted gas-fired combination boiler (Logic). Wood effect flooring.

## W.C.

Vanity wash hand basin. Low level w.c. Part tiled walls. Tiled floor. Contemporary radiator.

## Landing

Double glazed window to the side aspect. Airing cupboard fitted with hanging rails. Access into loft. Doors leading off.

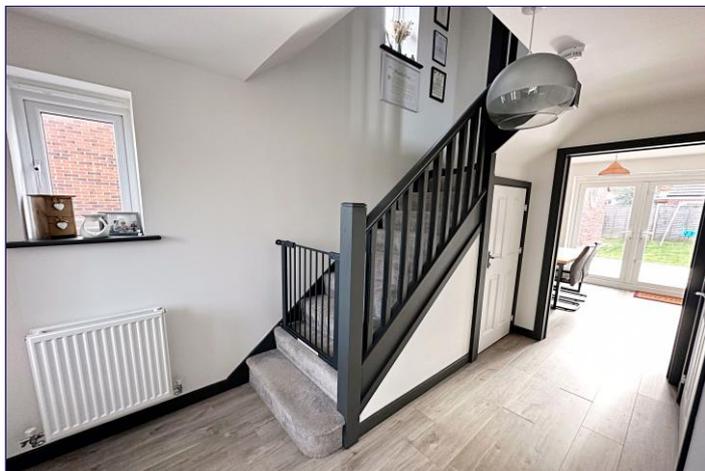
## Master Bedroom 12' 11" max x 10' 10" (3.93m x 3.30m)

Double glazed window to the front aspect. Radiator.



## En-Suite 5' 10" x 5' 10" (1.78m x 1.78m)

Obscure double glazed window to the side aspect. Corner shower cubicle with mains fed shower. Pedestal wash hand basin. Low level w.c. Radiator. Extractor. Wood effect flooring.



## Bedroom Two 9' 7" x 9' 6" (2.92m x 2.89m)

Double glazed window to the rear aspect. Radiator.



## Bedroom Three 9' 6" x 8' 3" (2.89m x 2.51m)

Double glazed window to the rear aspect. Radiator. Wood effect flooring.

## Bathroom 6' 10" x 5' 6" (2.08m x 1.68m)

Obscure double glazed window to the side aspect. Panelled bath with mixer/shower head tap. Pedestal wash hand basin. Low level w.c. Tiled splash backs. Radiator. Extractor fan. Wood effect flooring.



## Southerly Facing Rear Garden

Enclosed by fencing with gated access onto the drive. Laid to lawn with a recently re-fitted patio seating area. Hard landscaped area for a storage shed. There is useful area to one side of the house for storage. Water tap.



## Garage 17' 4" x 9' 0" (5.28m x 2.74m)

Electric remote controlled roller door. Light and power. Storage into the roof space.

Tenure: Freehold

EPC: tbc

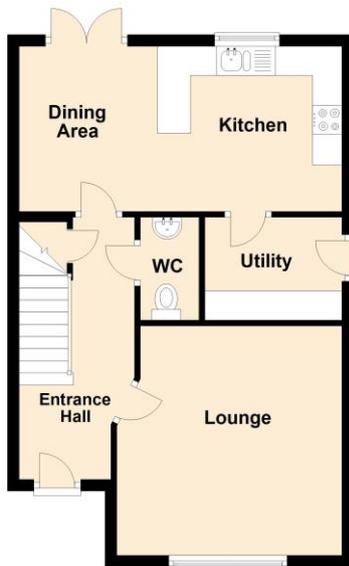
Council Tax Band: D

## Broadband and Mobile Information

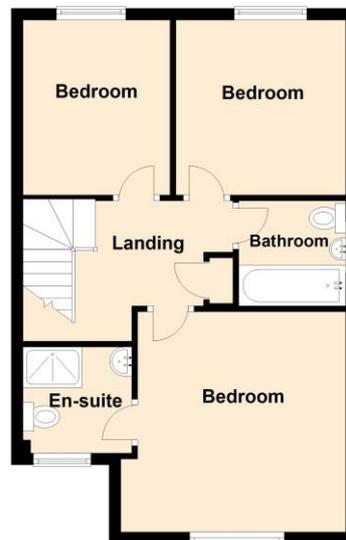
Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1RH

## Solar Panels

This property is fitted with 12 solar panels making it a very energy efficient house to run.

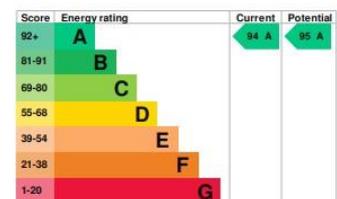


**Ground Floor**  
Approx. 46.1 sq. metres (495.8 sq. feet)



**First Floor**  
Approx. 46.3 sq. metres (497.9 sq. feet)

Total area: approx. 92.3 sq. metres (993.7 sq. feet)



### MISREPRESENTATION ACT 1991

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