



Beechcombe Close, Pershore

Offers Over: £375,000

- An extended four bedroom detached family home
- Views in parts to Bredon Hill, Broadway and Pershore Abbey
- Well presented, light and airy
- L-shaped lounge/dining room
- Re-fitted breakfast kitchen with separate utility
- Second reception/garden room
- Re-fitted family bathroom and en-suite. Downstairs cloakroom.
- Garage, car port and parking

**Nigel Poole
& Partners**

Beechcombe Close

Pershore

Offers Over: £375,000

****AN EXTENDED AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME**** Located in a corner plot at the end of a cul de sac within walking distance to the town centre. Entrance hall with w.c. L-shaped lounge/dining room. Second reception/garden room. Re-fitted breakfast kitchen with integrated appliances including oven, induction hob and dishwasher. Separate utility room. Four bedrooms - two doubles and two good sized singles. Re-fitted family bathroom and en-suite to the master bedroom. Garage, car port and parking. Rear and side gardens. There are views from various parts of the house to Bredon Hill, Broadway and Pershore Abbey.

Front

The front garden is lawned with hedging and planting. A tarmac drive leads to the car port, garage and entrance into the property.

Entrance Hall

Obscure double glazed entrance door with side window. Stairs rising to the first floor. Coving to the ceiling. Two ceiling light fittings. Radiator. Doors into lounge, kitchen and cloakroom.

Lounge/Dining Room 21' 0" max x 19' 10" max (6.40m x 6.04m)

An l-shaped, dual aspect room with patio doors into the rear garden. The focal point of the room is the fireplace with decorative tiling. There is a gas point within the fireplace but the current fire is not connected. Coving to the ceiling with light fitting and wall lights. Two radiators.



Second Reception/Garden Room 17' 9" x 10' 10" (5.41m x 3.30m)

Double glazed patio door into the rear garden. Velux sky light and feature porthole window to the side aspect. Fitted storage cupboard. Coving to the ceiling with down lights. Radiator. Door into lounge/dining room and kitchen.



Breakfast Kitchen 13' 8" max x 10' 7" max (4.16m x 3.22m)

Also an l-shaped room. Double glazed window to the rear and feature porthole window to the side aspect. Refitted approximately 3-years ago with a range of soft close cream gloss wall and base units with work surface and breakfast bar. Units include deep pan drawers and full height pull-out larder/storage racks. Integrated appliances include: Dishwasher; Bosch double 'eye level' oven/grill; four ring induction hob with extractor hood. One and a half bowl sink and drainer with mixer tap. Tiled splash backs. Down lights to the ceiling. Doors into entrance hall and utility room.

Utility Room 5' 0" x 4' 11" (1.52m x 1.50m)

Double glazed door to the side aspect. Space and plumbing for washing machine. Space for fridge freezer. Door into garage.

Cloakroom 5' 6" x 3' 6" (1.68m x 1.07m)

Obscure double glazed window to the front aspect. Pedestal wash hand basin. Low level w.c. Tiled splash backs. Radiator.

Landing

Double glazed window to the side aspect with far reaching views. Access into loft (which is insulated, boarded with light and ladder). Doors leading off.

Bedroom One 13' 8" max x 10' 7" (4.16m x 3.22m)

Double glazed window to the front aspect. Extensive fitted wardrobes/cupboards. Ceiling light fitting. Radiator.



En-Suite 8' 4" x 6' 3" (2.54m x 1.90m)

Obscure double glazed window to the front aspect. Corner shower cubicle with mains fed shower. Vanity unit with wash hand basin. Low level w.c. Fully tiled walls and floor. Heated towel rail and radiator. Shaver point. Down lights to the ceiling.

Bedroom Two 11' 10" x 8' 2" (3.60m x 2.49m)

Double glazed window to the rear aspect. Fitted wardrobes. Ceiling light fitting. Radiator.

Bedroom Three 11' 0" x 7' 9" (3.35m x 2.36m)

Double glazed window to the rear aspect. Radiator.

Bedroom Four 7' 9" min x 7' 8" (2.36m x 2.34m)

Double glazed window to the rear aspect. Fitted wardrobe/storage cupboard. Radiator.

Bathroom 7' 8" x 6' 5" (2.34m x 1.95m)

Obscure double glazed window to the front aspect. Matching white suite: Panelled bath with mixer/shower head tap. Wash hand basin and low level w.c. Tiled splash backs and floor. Radiator.



Garage 16' 3" x 8' 3" (4.95m x 2.51m)

Up and over door. Window to the side aspect. Light and power. Wall mounted Worcester gas-fired combination boiler (approximately 7-years old). Door into utility room.

Garden

The garden extends to the rear and side of the property. It is predominately laid to lawn with patio seating areas and a variety of mature planting. The side garden also has fruit trees including apple and plum. The garden includes a wooden storage shed, BBQ area and external watering tap. There is access from the garden into the lounge/dining room, second reception/garden room, utility room and gated access onto the drive. There is an expired planning consent (18/00598/HP - granted on appeal - for a detached double garage/workshop to be erected in the side garden).



MISREPRESENTATION AT

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