



# Pardoe Drive Pershore

Offers over: £250,000

- An immaculate three bedroom semi-detached
- Front outlook over a copse
- Lounge
- Kitchen/dining room
- Master bedroom with fitted wardrobes and an en- suite shower room
- Family bathroom and ground floor w.c.
- South Easterly facing rear garden
- Off road parking
- Recently re-decorated throughout
- A freehold property with approx. 2-years remaining on the NHBC guarantee

Nigel Poole  
& Partners

# Pardoe Drive

Pershore

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**\*\* FRONT OUTLOOK OVER A COPSE\*\*** This immaculate three-bedroom semi-detached home is located on the persimmon homes' NHBC award winning development Wyre Meadows. Positioned with a lovely outlook over a copse to the front, this light and airy property has a calm and relaxed atmosphere. Entrance hall with W.C.; sitting room; lovely kitchen/dining room overlooking the rear garden. On the first floor are three bedrooms, the master bedroom having fitted wardrobes and en-suite plus a family bathroom. THE SOUTH EASTERLY facing rear garden has a decked seating area and gated access leading to the parking for two vehicles. Freehold purchased in 2018. It is still under the NHBC guarantee with approximately 2 years remaining.

## Front

Driveway with parking for two vehicles.

## Entrance Hall

An obscure double-glazed entrance door. Stairs rising to the first floor. Radiator. Wood effect flooring. Doors into the sitting room and w.c.

## W.C. 5' 7" x 3' 1" (1.70m x 0.94m)

Obscure double-glazed window to the front aspect. Corner pedestal wash hand basin and low level w.c. Tiled splash backs. Radiator. Wood effect flooring.

## Sitting Room 14' 3" x 12' 0" (4.34m x 3.65m)

Double glazed window to the front aspect. Under stairs storage cupboard. Television aerial point. Radiator. Doors into kitchen and entrance hall.



## Kitchen/Dining Room 15' 4" x 9' 7" (4.67m x 2.92m)

Double glazed window and French doors into the rear garden. Range of wall and base units surmounted by work surface. Integrated brushed aluminium oven and four ring gas hob with extractor. One and a half bowl stainless steel sink and drainer with mixer tap. Tiled splash backs. Space and plumbing for washing machine. Space for tumble dryer and fridge freezer. Wall unit housing gas-fired combination boiler. Radiator. Wood effect flooring.



## Landing

Airing cupboard with shelving. Access into loft. Doors leading off.

## Bedroom One 12' 0" x 9' 5" (3.65m x 2.87m) max

Double glazed window to the front aspect. Fitted wardrobes with mirrored doors. Further fitted storage cupboard. Television aerial point. Radiator.



## En-suite 6' 6" x 5' 4" (1.98m x 1.62m)

Obscure double-glazed window to the front aspect. Large walk shower cubicle with twin head, main fed hand basin. Low level w.c. Mains fed towel rail/ladder radiator. Extractor fan.

## Bedroom Two 9' 0" x 7' 8" (2.74m x 2.34m)

Double glazed window to rear aspect. Radiator.

## Bedroom Three 7' 7" x 5' 11" (2.31m x 1.80m)

Double glazed window to the rear aspect. Radiator

## Family Bathroom 5' 11" x 5' 7" (1.80m x 1.70m)

Obscure double-glazed window to the side aspect. Matching white suite: Panelled bath. Pedestal wash hand basin. Low level w.c. Tiled splash backs. Radiator. Wood effect flooring. Extractor fan



## South Easterly facing rear garden

The enclosed rear garden has gated side access onto the drive. There is a decked patio seating area with step up to lawn with planted borders. The garden has sensor lighting, watering tap and wooden storage shed.



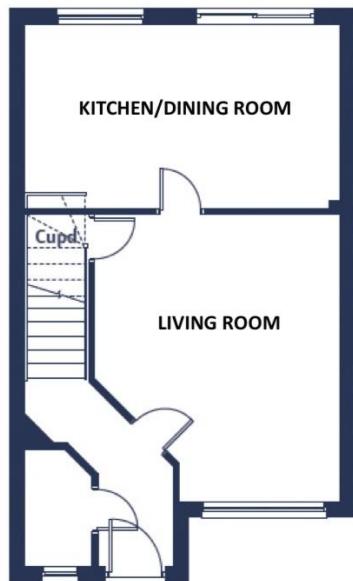
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Tenure: Freehold

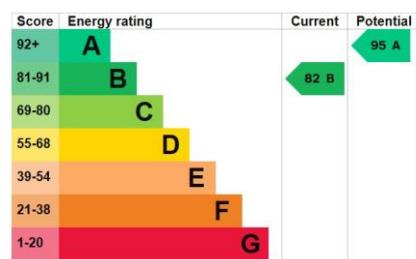
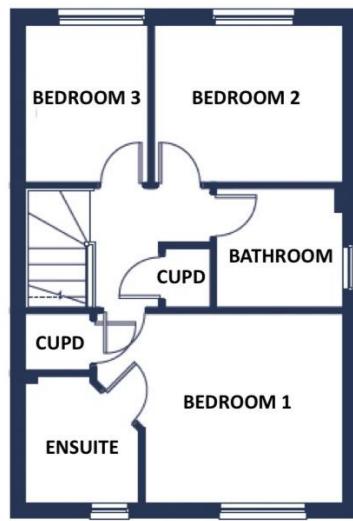
Council Tax Band: C

What3Words: recent.denim.remit

Ground floor



First floor



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