



# 4 Malvern Mews Pershore

£325,000

- Three bedroom NEW BUILD terraced barn
- Approximately 10-year warranty
- Superb open plan kitchen/dining room
- Air Source Heat Pump
- Views to Malvern Hills
- Driveway with parking for two vehicles

Nigel Poole  
& Partners

# 4 Malvern Mews

Pershore

£325,000

\*\*THREE BEDROOM TERRACE BARN-STYLE NEW BUILD\*\* Entrance hall; cloakroom; living room and kitchen/ dining room with French doors to the garden. Three bedrooms on the first floor, the master bedroom with views to Malvern Hills; en-suite shower room and there is a family bathroom. Private rear garden. Driveway with parking for two vehicles. Surrounded by beautiful countryside Pershore has independent retailers, coffee shops, Number 8 Theatre, leisure centre, public houses and restaurants.

## Front

Block paved driveway and courtyard.

## Entrance Hall 18' 11" x 6' 8" (5.76m x 2.03m) max

Doors to the cloakroom, living room and kitchen/dining room. Stairs rising to the first floor with a glass and Oak balustrade. Under stairs storage cupboard.

## Cloakroom 6' 9" x 3' 1" (2.06m x 0.94m) max

Vanity wash hand basin with mixer tap. Low flush w.c. Central heated ladder rail. Tiled flooring and splashbacks.

## Living Room 14' 4" x 11' 8" (4.37m x 3.55m)

Double glazed window to the front aspect. Television aerial point. Radiator.

## Kitchen/Dining Room 18' 10" x 13' 9" (5.74m x 4.19m) max

Double glazed window to the rear aspect with double glazed French doors to the garden. Wall and base units surmounted by Quartz worksurface. One and a half stainless steel sink with mixer tap. Integrated fridge freezer, dishwasher and washing machine. Integrated oven and hob with extractor fan over. Television aerial point. Radiator.



## Landing

Doors to three bedrooms and bathroom. Access to the loft.

## Master Bedroom 12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed window to the front aspect with views to the Malvern Hills. Television aerial point. Door to the en-suite. Radiator.



## En-suite 8' 3" x 6' 4" (2.51m x 1.93m) max

Double glazed window to the front aspect with views to the Malvern Hills. Shower cubicle with mains fed shower. Vanity wash hand basin with mixer tap. Low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring.

## Bedroom Two 13' 6" x 8' 1" (4.11m x 2.46m)

Double glazed window to the rear aspect. Television aerial point. Radiator.

## Bedroom Three 11' 5" x 10' 4" (3.48m x 3.15m)

Double glazed window to the rear aspect. Television aerial point. Radiator.

## Bathroom 7' 1" x 5' 2" (2.16m x 1.57m)

Panelled bath with mains shower over. Vanity wash hand basin. Low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring.



## Garden

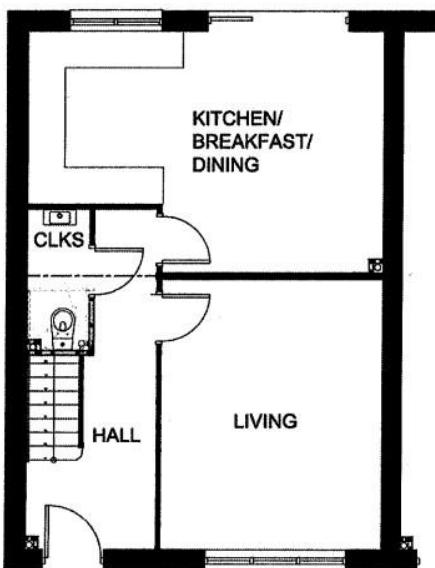
Laid to lawn with a patio seating area.



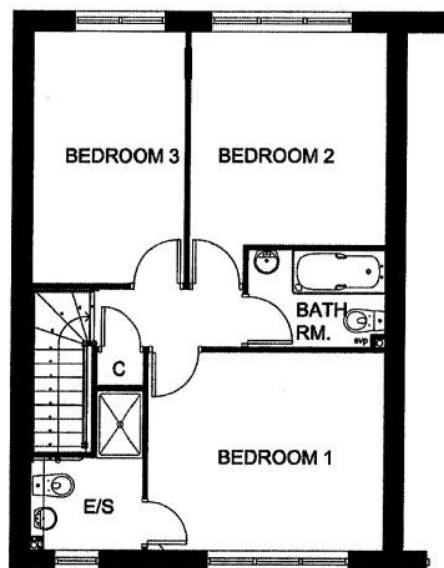
Tenure Freehold  
Council Tax Band: TBC



Approximate not to scale  
Approx internal sq ft 1053



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**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