



# Barley Mews, Pershore

Asking Price: £365,000

- Well presented and neutrally decorated three bedroom detached home
- Built in 2019 by Persimmon Home - still under NHBC guarantee
- Cul-de-sac location
- Superb kitchen/dining room with bespoke garden room off
- Double bedrooms - master with en-suite
- Family bathroom and ground floor w.c.
- Low maintenance rear garden with useful store area
- Garage and tandem parking for two vehicles
- Semi-rural approach but conveniently located on outskirts of town centre

**Nigel Poole  
& Partners**

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Pershore

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**\*\*A WELL-PRESENTED THREE BEDROOM DETACHED HOME POSITONED TOWARDS THE END OF A CUL DE SAC ADJACENT TO OPEN COUNTRYSIDE\*\*** Built in 2019, this modern property offers neutrally decorated accommodation throughout. The entrance hall leads into a comfortable sitting room featuring wood-effect luxury vinyl flooring. To the rear the open plan kitchen/dining room enjoys patio doors into a bespoke garden room - seamlessly extending the living space to provide an ideal space for entertaining or relaxing. The kitchen is fitted with cream gloss units with integrated appliances with a separate utility room. The dining area has feature wood panelling adding warmth and character to the space. On the first floor are three well-proportioned bedrooms - the master with en-suite; there is also a modern family bathroom as well as a ground floor cloakroom. The enclosed rear garden has been designed for ease of maintenance with a combination of lawn and hard landscaping. To the side of the house is a useful storage area. Located towards the end of a quiet cul de sac the approach to the property enjoys a semi-rural feel while remaining conveniently location on the outskirts of Pershore town centre.

## Entrance Hall 12' 10" x 6' 6" (3.91m x 1.98m)

Obscure double glazed entrance door. Double glazed window to the side aspect. Stairs rising to the first floor with storage cupboard below and feature wood panelling. Luxury wood effect flooring. Radiator. Doors into lounge; kitchen/dining room and w.c.

## Lounge 13' 0" x 12' 2" (3.96m x 3.71m)

Double glazed window to the front aspect. Radiator. Television point. Luxury wood effect flooring.



## Kitchen/Dining Room 17' 11" x 9' 4" (5.46m x 2.84m)

Double glazed window and French doors into the garden room. Kitchen area fitted with range of cream gloss wall and base units surmounted by wood effect work surface with upstands. Integrated appliances include: oven, four ring gas hob with extractor hood, dishwasher and fridge freezer. The dining area has feature wood wall panelling. Luxury wood effect flooring throughout. Radiator.



## Utility Room 7' 7" x 5' 4" (2.31m x 1.62m)

Obscure double glazed door to the side aspect. Cream gloss wall and base units surmounted by work surface. Wall mounted gas fired combination boiler. Space for washing machine and tumble dryer. Luxury wood effect flooring.

## W.C. 5' 3" x 3' 0" (1.60m x 0.91m)

Pedestal wash hand basin. Low flush w.c. Wood effect flooring. Radiator.



## Landing 12' 2" max x 6' 10" (3.71m x 2.08m)

Double glazed window to the side aspect. Access into loft (which is insulated but not boarded, no light or ladder). Storage/airing cupboard with hanging rail and shelving.

## Bedroom One 11' 10" x 10' 7" (3.60m x 3.22m)

Double glazed window to the front aspect. Radiator.



## En-Suite 5' 11" x 5' 11" (1.80m x 1.80m)

Obscure double glazed window to the front aspect. Shower cubicle with mains fed shower. Pedestal wash hand basin. Low flush w.c. Wood effect flooring. Radiator.



## Bedroom Two 9' 8" x 9' 5" (2.94m x 2.87m)

Double glazed window to the rear aspect. Radiator.

## Bedroom Three 9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed window to the rear aspect. Radiator.

## Bathroom 6' 9" x 5' 7" (2.06m x 1.70m)

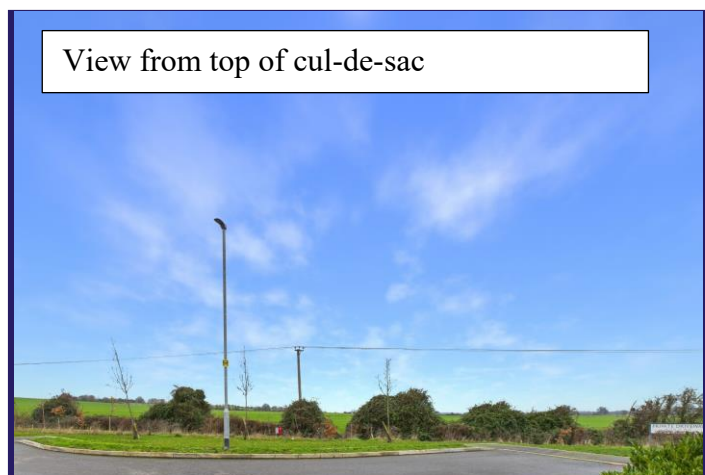
Obscure double glazed window to the side aspect. Matching white suite: Panelled bath with mixer/shower head tap. Pedestal wash hand basin. Low flush w.c. Wood effect flooring. Radiator.

## Garden Room

A bespoke timber garden room with feature LED wall lighting - a versatile space that feels an extension to the home, ideal for entertaining or relaxing to enjoy the garden.



View from top of cul-de-sac



## Garden

Enclosed by fencing with gated access onto the drive and to the front of the property. The garden is low maintenance with hard landscaping and a lawn. To one side of the garden is a useful storage area. The garden has power sockets and security lights.



## Garage 17' 9" x 9' 0" (5.41m x 2.74m)

Up and door to the front. Light and power.

Tenure: Freehold

Council Tax Band: D

## Mobile & Broadband 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 1RW

## Identity Checks

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