



Bredon View Close, Pershore

Asking Price: £550,000

- Light and airy five bedroom detached family home
- South facing rear garden with countryside views
- Four double bedrooms
- Two bedrooms with en suites
- Large kitchen diner family room with integrated appliances
- Separate utility room
- Double garage and off road parking
- Situated within close proximity to Pershore Town Centre

**Nigel Poole
& Partners**

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Pershore

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****IMMACULATELY PRESENTED FIVE BEDROOM FAMILY HOME**** A well proportioned, light and airy five bedroom detached family home. Immaculately presented with lovely decor throughout. The accommodation is spread over two floors and comprises: entrance hall; lounge with bay window to the front aspect. Superb kitchen/dining/family room overlooking the rear garden. Kitchen with integrated appliances. Separate utility room. Bedroom one and two with en-suite; family bathroom and ground floor w.c. Enclosed south facing rear garden with countryside views. Double garage and off-road parking. Bredon View Close is a popular development build by Bovis Homes and is within easy reach of the town centre facilities and local schools.

Front

Low maintenance fore garden with path leading to the entrance door. Side drive which leads to the garage.

Entrance Hall

Spacious entrance hall with doors leading off and stairs rising to the first floor. Telephone point. Storage cupboard. Tiled flooring.

Kitchen/ Diner/ Family Room 29' 8" x 12' 11" (9.049m x 3.937m)

Double glazed windows and French doors out into the rear garden with countryside views. Integrated appliances including; five ring gas hob with extractor hood, eye level double oven, fridge freezer and a dishwasher. Stainless steel sink and drainer. Space for a large sofa and dining table. Two television and telephone points. Tiled flooring. Door into the utility room. Radiators.



Utility Room 6' 9" x 6' 1" (2.070m x 1.865m)

Double glazed door to the side aspect. Cupboard housing the Potterton boiler and a separate cupboard housing the water tank. Integrated washing machine and a stainless steel sink and drainer. Radiator. Tiled flooring.

Lounge 15' 0" x 14' 5" (4.564m x 4.390m)

Dual aspect double glazed window to the front and side. Television and telephone point. Two radiators.



Study 9' 7" x 7' 2" (2.925m x 2.191m)

Double glazed window to the front aspect. Telephone and television point. Radiator.

W.C. 6' 1" x 3' 3" (1.848m x 0.984m)

Downstairs cloakroom with a pedestal wash hand basin, low level w.c and a radiator. Tiled flooring.

Landing

L shaped spacious landing with doors leading off and access into the loft. Double glazed window to the side aspect. Radiator.

Bedroom One 13' 9" x 12' 2" (4.197m x 3.700m)

Double glazed window to the rear aspect. Fitted wardrobes with mirrored sliding doors. Television and telephone point. Radiator.

En Suite 1 7' 3" x 6' 4" (2.209m x 1.924m)

Obscure double glazed window to the rear aspect. Walk in shower cubicle with a mains fed shower. Pedestal wash hand basin and a low level w.c. Radiator. Tiled flooring.

Bedroom Two 11' 11" x 10' 7" (3.623m x 3.218m)

Double glazed window to the front aspect. Television and telephone point. Radiator.

En Suite 2 7' 2" x 5' 0" (2.173m x 1.513m)

Walk in shower cubicle with mains fed shower. Pedestal wash hand basin and a low level w.c. Heated towel rail and tiled flooring.

Bedroom Three 12' 3" x 9' 8" (3.745m x 2.956m)

Double glazed window to the rear aspect. Television and telephone point. Radiator.

Bedroom Four 9' 2" x 8' 6" (2.794m x 2.579m)

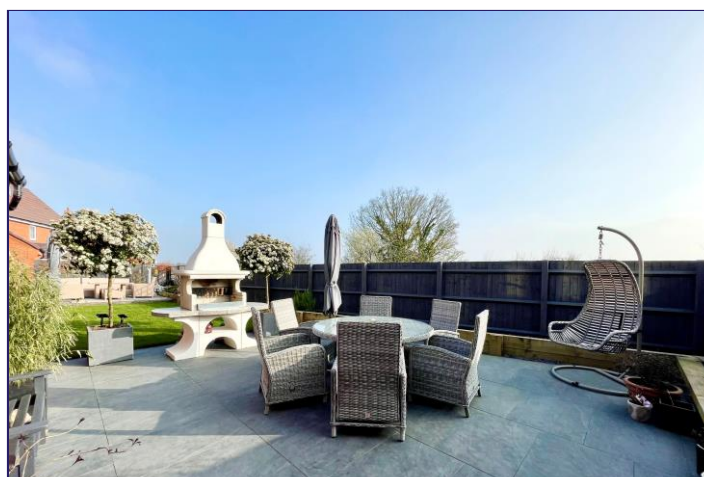
Double glazed window to the front aspect. Television and telephone point. Radiator.

Bedroom Five 9' 8" x 7' 2" (2.937m x 2.173m)

Double to the front aspect. Radiator.

Bathroom 6' 10" x 6' 3" (2.079m x 1.905m)

Obscure double glazed window to the side aspect. White suite comprising a bath with mains fed shower, pedestal wash hand basin and a low level w.c. Heated towel rail. Tiled flooring.



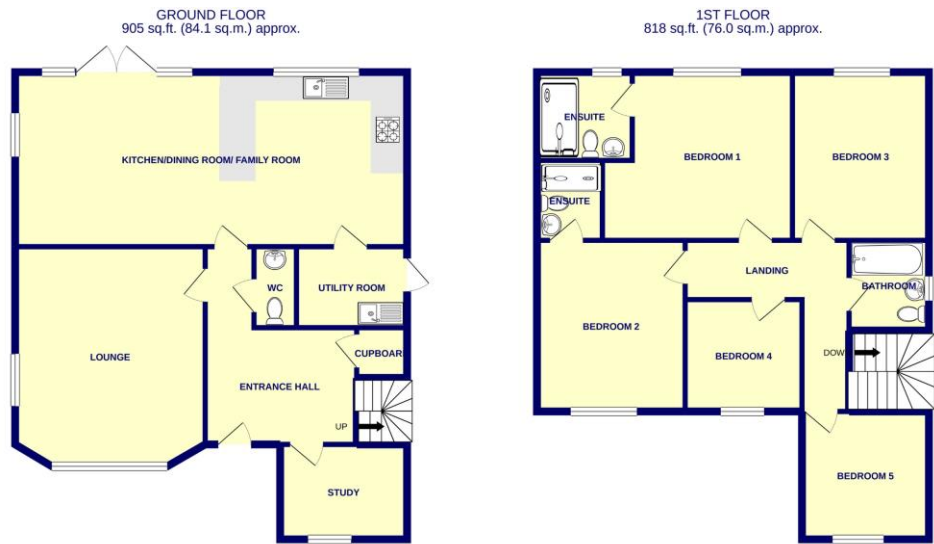
Garden

South facing rear garden with far reaching countryside views. Two patio seating areas with a patch of lawn between them. Raised beds with mature planting. Outdoor water tap and a side gate. Stone built BBQ (negotiable).



Double Garage 18' 6" x 18' 1" (5.638m x 5.506m)

Two up and over doors into the garage which has electric and lighting.



TOTAL FLOOR AREA : 1724 sq.ft. (160.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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