



Westcott Way, Pershore

Asking Price: £275,000

- A beautifully presented three bedroom semi-detached house in a popular residential location
- Lovely location on a private drive overlooking the estates open green space/play area
- Light and airy lounge
- Kitchen/dining room - dining area with French doors into the garden
- South facing rear garden
- Family bathroom and ground floor w.c.
- Drive with parking for multiple vehicles
- A freehold property with approximately 3 years remaining on the NHBC guarantee

**Nigel Poole
& Partners**

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****THREE BEDROOM SEMI DETACHED HOME LOCATED ON A SMALL PRIVATE DRIVE AND OVERLOOKING THE GREEN, OPEN SPACE/PLAY AREA**** Built in 2019 by Persimmon Homes with a 10-year NHBC guarantee with 3 years remaining and benefiting from solar panels. Entrance hall; lounge; kitchen/dining room with French doors to the garden. Three bedrooms; family bathroom and downstairs w.c. Enclosed south facing rear garden with patio seating area and laid to lawn. Drive with parking for multiple vehicles. The pretty market town of Pershore provides a range of great shopping and leisure facilities including a theatre. The area has a good range of schools both state and independent. Located within easy access to Pershore town centre, Pershore train station, Worcestershire Parkway train station and excellent links to the motorway.

Front

Low maintenance front which is laid to lawn with mature hedging. Tandem drive with parking for multiple vehicles. Gated access to the rear. Pathway to the entrance door under a storm canopy porch.

Entrance Hallway

Double glazed entrance door. Stairs rising to the first floor. Pendant light fitting. Wood effect flooring. Radiator. Door into lounge.

Lounge 12' 0" x 13' 6" (3.65m x 4.11m)

Double glazed windows to the front aspect. Pendant light fitting. Radiator. Wood effect flooring. Door into the inner hallway.



Inner Hallway 4' 10" x 4' 10" (1.47m x 1.47m)

Doors to cloakroom, kitchen and under stairs storage. Pendant light.

Cloakroom 6' 9" x 3' 2" (2.06m x 0.96m)

Pedestal hand wash basin with mixer tap and tiled splashbacks. Low level w.c. Pendant light fitting. Extractor fan. Radiator. Linoleum wood effect flooring.

Kitchen/Dining Room 15' 3" x 8' 9" (4.64m x 2.66m)

Double glazed French doors and double-glazed window to the rear aspect into the garden. Kitchen area fitted with a range of wall and base units surmounted by work surface. Stainless steel one and a half bowl sink and drainer with mixer tap. Integrated 'Electrolux' electric oven, grill, and gas hob with extractor hood above. Space and plumbing for a washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Ceiling down lights. Radiator. Wood effect linoleum flooring. LED plinth lights.



Landing 5' 9" x 6' 4" (1.75m x 1.93m)

Doors into bedrooms, family bathroom and airing cupboard. Loft access. Pendant light.

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Bedroom One 15' 3" x 9' 0" (4.64m x 2.74m)

Two double glazed windows to the front aspect. Pendant light. Radiator.



Bedroom Two 9' 2" x 10' 6" (2.79m x 3.20m)

Double glazed window to the rear aspect. Pendant light. Radiator.

Bedroom Three 5' 7" x 10' 5" (1.70m x 3.17m)

Double glazed window to the rear aspect. Pendant light. Radiator.



Family Bathroom 6' 1" x 6' 4" (1.85m x 1.93m)

Obscure double glazed window to the side aspect. Panelled bath with mixer tap and hose attachment. Overhead mains fed mixer shower. Pedestal hand wash basin with mixer tap and tiled splash back. Part tiled walls. Pendant light. Extractor fan. Radiator. Wood effect linoleum flooring.

South Facing Rear Garden

South facing rear garden with patio seating area. Laid to lawn; mature planted borders with a range of plants and trees. Wooden storage shed. Gated access to the side leading onto the driveway/front. Solar panels to the roof.



Tenure: Freehold

Council tax band: C

Broadband and Mobile 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 3NY

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these, and a buyer will be sent a link to the supplier’s portal. The cost of these checks is £30 per person including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



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