



Westcott Way, Pershore

Asking Price: £350,000

- Four bedroom detached family home
- Open plan kitchen/ family room
- Separate dining room
- Garage
- Spacious hallway and landing
- Enclosed rear garden with patio seating area
- Close proximity to local amenities
- Off road parking for two vehicles

**Nigel Poole
& Partners**

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****IMMACULATELY PRESENTED FAMILY HOME**** A well proportioned, light and airy four bedroom detached family home. Immaculately presented with lovely decor throughout. Entrance hall; lounge to the front aspect. Superb kitchen/family room overlooking the rear garden. Master bedroom with ensuite; family bathroom and ground floor w.c. Enclosed rear garden. Single garage and parking for two vehicles. It is within easy reach of the town centre facilities and local schools.



Lounge 13' 3" x 10' 9" (4.04m x 3.27m)

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

Dining Room 10' 8" x 9' 10" (3.25m x 2.99m)

Double glazed window to the front aspect. Radiator.

Entrance Hall

Double glazed entrance door to the front of the property. Telephone point. Doors leading off. Stairs rising to the first floor. Radiator.

Kitchen/ Family Room 20' 2" x 9' 5" (6.14m x 2.87m)

Kitchen- Double glazed window to the rear aspect. Range of wall and base units surmounted by work surface. Integrated appliances including; Four ring gas fired hob with extractor hood, single oven, fridge freezer and dishwasher. One and a half bowl sink and drainer with mixer taps. Up stands. Vinyl flooring. Family Room- Double glazed French doors onto the patio area. Television point. Radiator.



Utility Room 5' 3" x 6' 10" MAX (1.60m x 2.08m)

Double glazed obscure door into the rear garden. Space and plumbing for a washing machine. Radiator.

W.C. 5' 3" x 2' 10" (1.60m x 0.86m)

Obscure double glazed window to the side aspect. Low level w.c. Pedestal wash hand basin.

Landing

Double glazed window to the side aspect. Spacious landing with doors leading off. Access into loft. Airing cupboard.



Bedroom One 12' 10" x 11' 4" MAX (3.91m x 3.45m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.



En Suite 5' 5" x 3' 7" MIN (1.65m x 1.09m)

Double glazed obscure window to the rear aspect. Shower cubicle with Mira shower. Low level w.c. Pedestal wash hand basin. Tiled splash backs. Radiator.

Bedroom Two 12' 10" MAX x 11' 7" (3.91m x 3.53m)

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

Bedroom Three 9' 10" x 9' 0" (2.99m x 2.74m)

Double glazed window to the front aspect. Radiator.

Bedroom Four 8' 2" x 7' 8" (2.49m x 2.34m)

Double glazed window to the front aspect. Radiator.

Bathroom 8' 2" x 6' 3" (2.49m x 1.90m)

Obscure double glazed window to the rear aspect. White suite comprising; bath with mixer taps and glass screen, low level w.c. and a pedestal wash hand basin. Mira shower. Tiled walls and splash backs. Vinyl flooring. Heated towel rail.



Rear Garden

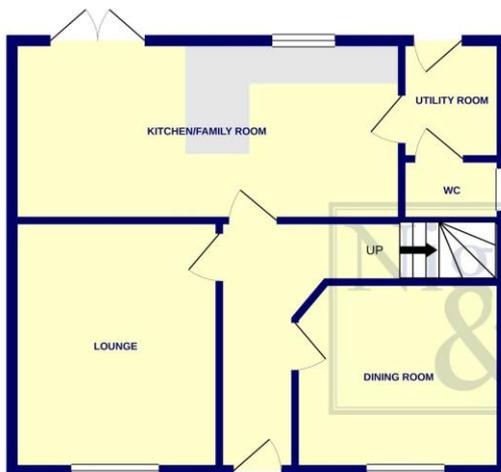
Enclosed rear garden with multiple patio seating area with outdoor spotlights. Side gated access. External electric points.

Garage 19' 8" x 9' 8" (5.99m x 2.94m)

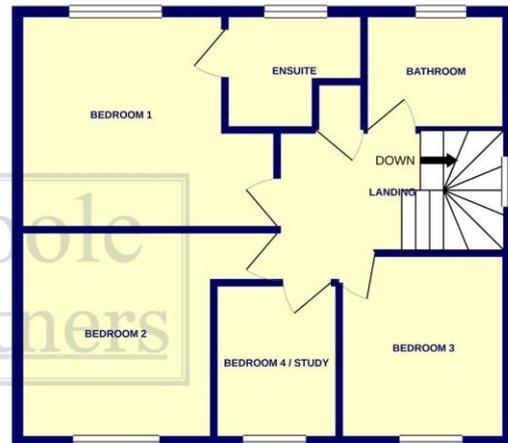
Single garage with up and over door, lighting and power.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

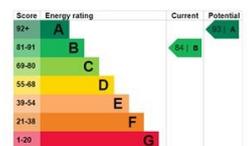


1ST FLOOR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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