



Westcott Way Persnore

£350,000

- Three bedroom detached house
- Living room, kitchen/dining room and separate utility room
- Master bedroom with en-suite
- South Westerly facing rear garden
- Garage and driveway
- Sought after residential location close to Persnore town centre
- Still under NHBC guarantee

Nigel Poole
& Partners

Westcott Way

Pershore

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****WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME**** Entrance hall; cloakroom; living room; kitchen/dining room with a breakfast bar and space for a dining table. Separate utility room. On the first floor are three bedrooms, the master having an en-suite and there is a family bathroom. The South Westerly facing rear garden is laid to lawn with a patio seating area. Gated access to the driveway and garage. Pershore is a thriving town with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre and schools. Easy access to motorway links and public transport, the Worcestershire Parkway train station an approximate ten-minute drive away.

Front

Corner plot. Driveway leading to the detached garage and gated access to the rear garden.

Entrance Hall

Double glazed window. Doors to the living room; kitchen/dining room; cloakroom; under stairs storage cupboard. Stairs rising to the first floor. Radiator.

Cloakroom

Pedestal hand wash basin and low level w.c. Radiator.

Living Room

Dual aspect double glazed windows to the front and side. Radiator.



Kitchen/Dining Room

Double glazed window and French doors to the rear garden. Wall and base units with breakfast bar surmounted by work surface; one and a half stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated electric oven and gas hob. Space for appliances. Door to the utility room.



Utility

Obscure double glazed door to the rear garden. Wall and base units with space and plumbing for appliances. Wall mounted Ideal gas fired boiler.

Landing

Double glazed window to the side aspect. Doors to the bedrooms and airing cupboard. Access to the loft.

Master Bedroom

Double glazed window to the front aspect. Door to the en-suite. Radiator.

En-suite

Obscure double glazed window the front aspect. Shower cubicle with mains fed shower. Tiled splashbacks. Pedestal wash hand basin and low level w.c. Tiled flooring. Radiator.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

23 High Street, Pershore WR10 1AA

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Family Bathroom

Obscure double glazed window to the side aspect. Panelled bath with mixer taps and hand held shower attachment; pedestal wash hand basin and low level w.c. Tiled splashbacks and flooring. Radiator.



Garage

Detached garage with light and power. (Linked to the neighbour's garage).



Garden

South Westerly facing walled rear garden, laid to lawn with a patio seating area and planting.

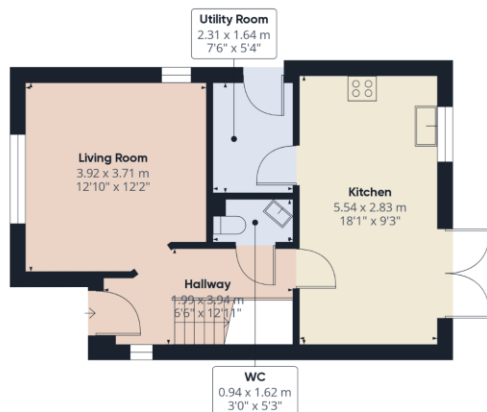


Tenure: Freehold

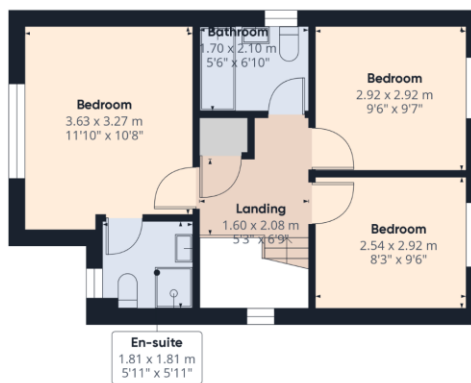
Council Tax Band: D

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Floor 0 Building 1



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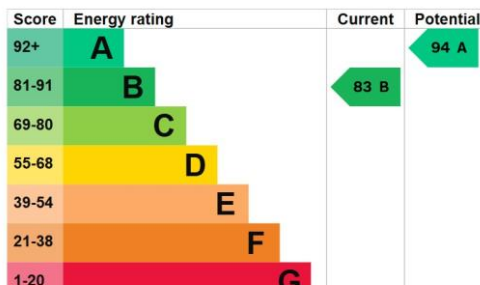


**Nigel Poole
& Partners**

Approximate total area[®]
102.33 m²
1101.45 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for information purposes only.



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