



Conningsby Drive, Pershore, WR10 1QX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A modern extended detached family home built by David Wilson Homes offering spacious, well proportioned and beautifully presented accommodation situated in a quiet cul de sac location on this popular and sought after development with easy access to the town centre, national road and rail networks.

The accommodation in brief comprises:

Reception Hall
Lounge
Conservatory
Dining Room
Kitchen Breakfast Room
Utility Room
Study/Home Office
Shower Room
Four Bedrooms, main Bedroom having an Ensuite Shower Room & built in wardrobes, Bedrooms 2,3 & 4 also benefit from built in wardrobes
Family Bathroom with bath & shower

Outside, to the front of the property is a mono blocked frontage providing off road parking for 3+ cars in turn accessing the front door, detached Double Garage (with power & light, fitted storage cupboards & side courtesy door) and a pedestrian side access to the rear garden. Outside courtesy light.

To the rear of the property is an enclosed private garden partially laid to lawn with paved and gravel patio areas, mature shrub/floral beds/borders, outside tap and courtesy lights. The garden enjoys a westerly aspect and backs onto private woodland belonging to Cloisters Green Trust.

Services: All mains services are connected. Central heating, double glazing and a security system are installed.



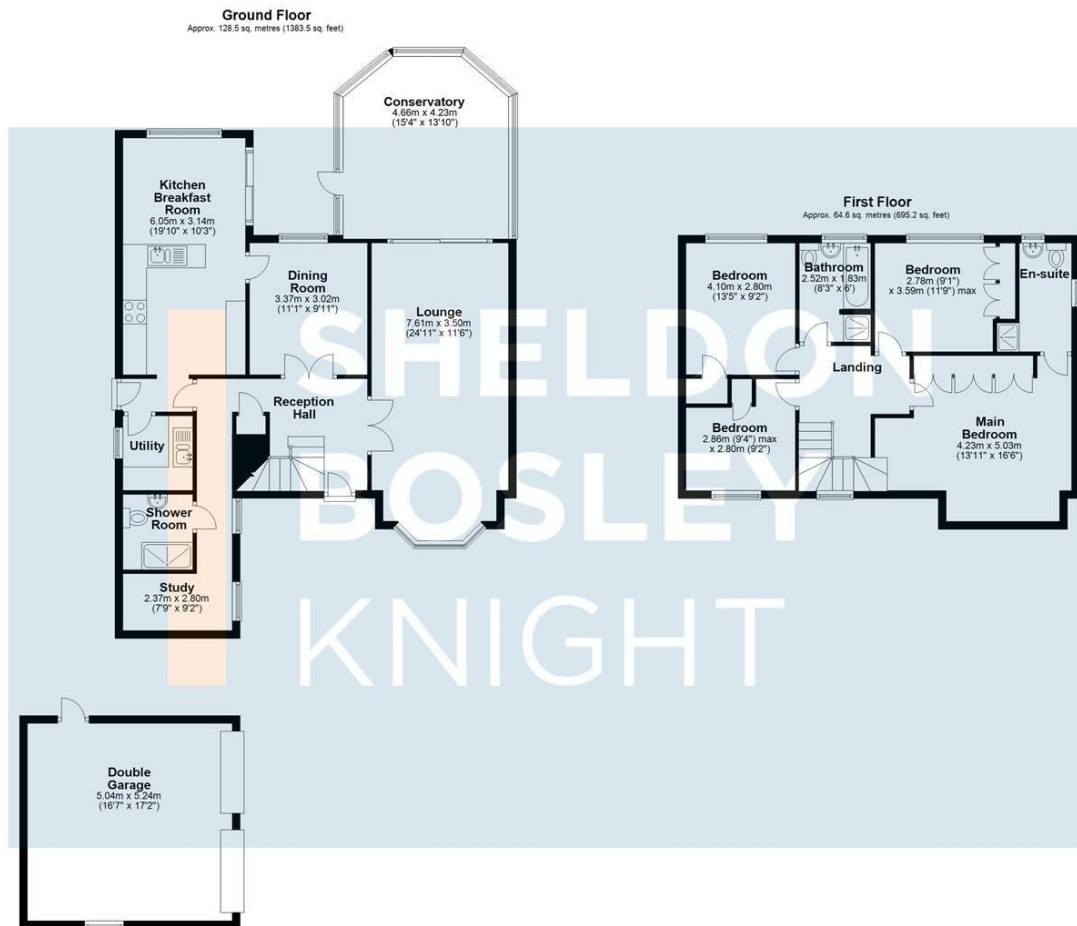


Key Features

- A modern detached family home built by David Wilson Homes
- Spacious, well proportioned and beautifully presented versatile accommodation
- Popular and sought after development location
- Easy access to the town centre, national road and rail networks
- Three Reception Rooms, Conservatory, Kitchen Breakfast Room & Utility Room
- Four Bedrooms - All with built in wardrobes
- Family Bathroom, Main bedroom with Ensuite Shower Room, Shower Room on the ground floor
- Detached Double Garage & off road parking
- Private Gardens enjoying a westerly aspect
- Viewing Highly Recommended

Guide Price
£630,000





Total area: approx. 193.1 sq. metres (2078.7 sq. feet)
All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only. Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority
Wychavon DC

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01386 277277

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



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