



Dowling Drive, Pershore, WR10 3EF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

**\*\*NO ONWARD CHAIN\*\*** A modern four bedroom detached family home offering immaculately presented and spacious accommodation located in a quiet cul de sac location on this popular and sought after development enjoying a high degree of privacy. The location provides easy access to the town centre, local schooling, national road and rail networks.

The accommodation in brief comprises:

Reception Hall  
Lounge  
Study  
Kitchen Dining Family Room  
Utility Room  
Cloakroom  
Four Double Bedrooms - two with Ensuite Shower Rooms, the master with a Dressing Room/Area  
Family Bathroom

Outside, to the front & side of the property is a lawned/shrub garden with a paved access to the front door. Adjacent to the property is a generous tarmac driveway providing off road parking for up to 6 cars in turn leading to a detached Double Garage\* (with power & light, one side having been converted to provide a versatile room currently used as a Gym, courtesy door and useful eve storage) and a gated rear garden pedestrian access.

To the rear of the property is a landscaped garden with a large paved patio area with raised shrub/floral beds a paved pathway leading to a further paved area, a lower tier lawned area with shrub border. Outside courtesy light(s) & outside tap. The garden enjoys a high degree of privacy with views to Bredon Hill.

Services: All mains services are connected





## Key Features

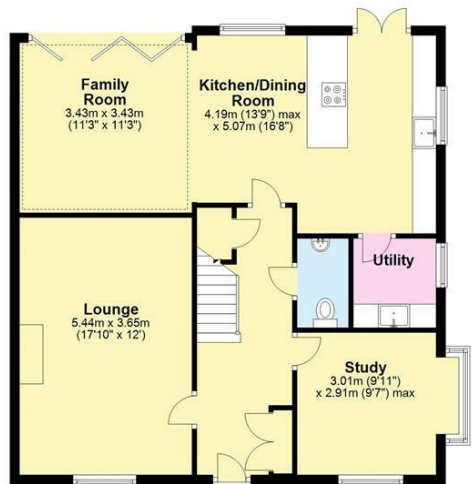
- A spacious & superbly presented 4 bedroom detached family home
- A large Kitchen Dining Family Room with with bi-fold doors
- Lounge & Study
- Four Double Bedrooms - two with Ensuite Shower Rooms, the master with a Dressing Room/Area
- Landscaped private terraced rear garden ideal for alfresco dining & entertaining
- Off road parking for up to 6 cars
- Detached Double Garage, partially converted to one side providing a versatile room currently used as a Gym
- Views to Bredon Hill
- Easy access to the town centre, national road and rail networks
- Viewing highly recommended

**Guide Price**  
**£600,000**



### Ground Floor

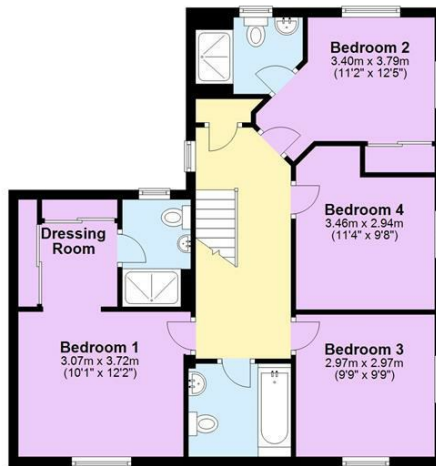
Approx. 117.4 sq. metres (1264.1 sq. feet)



Total area: approx. 184.8 sq. metres (1989.3 sq. feet)

### First Floor

Approx. 67.4 sq. metres (725.3 sq. feet)



EPC Rating - B

Tenure - Freehold

Council Tax Band - F

Local Authority  
Wychavon DC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# 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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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