

Main Street, Pinvin, WR10 2ER

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

## **Property Description**

In the charming village of Pinvin, this delightful four-bedroom detached house offers a perfect blend of comfort and versatility. Ideal for families or those seeking extra space, the property boasts a well-thought-out layout that caters to modern living.

As you approach the house, you will be greeted by a large driveway that can accommodate up to six vehicles, ensuring ample parking for both residents and guests. Upon entering, you will find a welcoming atmosphere that flows seamlessly throughout the home. The spacious living areas provide plenty of room for relaxation and entertaining, making it an ideal setting for family gatherings or social events.

The property features two well-appointed bathrooms, ensuring convenience for all occupants. Each of the four bedrooms is generously sized. Whether you require a guest room, a home office, or a children's playroom, the versatile living spaces can easily adapt to your needs.

Outside you will discover a private enclosed rear garden, perfect for enjoying the outdoors in a tranquil setting.

In summary, this detached house on Main Street is a wonderful opportunity for those seeking a spacious and adaptable home in a picturesque village location. With its ample parking, versatile living spaces, and private garden don't miss the chance to make this lovely property your own.











## Approx. 90.8 sq. metres (977.3 sq. feet) Bedroom 1 5.69m x 2.54m (18'8" x 8'4") Dining Room (12'11" x 15'10") First Floor En-suite Approx. 41.1 sq. metres (442.6 sq. feet) Kitchen 2.67m x 4.09m (8'9" x 13'5") Bedroom 3 Utility Bedroom 2 2.69m x 3.91m 3.02m (9'11") max x 4.00m (13'1") (8'10" x 12'10") Room 5.23m x 4.42m (17'2" x 14'6") Landing Hall Shower Bedroom 4 Room Porch 2.11m x 3.55m (6'11" x 11'8") 3.27m x 1.89m (10'9" x 6'3")

**Ground Floor** 

Total area: approx. 131.9 sq. metres (1419.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.

## **DISCLAIMER**

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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

## **Key Features**

- Well Presented Family Home
- Versatile Living
- Porch to Entrance of property
- Light and Airy Living Room
- Kitchen and Separate Utility
- Family Bathroom & Shower Room
- Private Rear Garden
- Ample Parking off road
- VIEWINGS HIGHLY ADVISED

Asking Price £435,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority - Wychavon CC