



Pardoe Drive, Pershore, WR10 1RJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

An immaculate four bedroom extended detached family home offering immaculately presented and spacious accommodation located in a quiet 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
Dining Room
Extended Kitchen Dining leading to the Snug Room
Utility Room
Four Bedrooms - Ensuite to Principle Bedroom
Family Bathroom & WC

Outside, to the front of the property is a small stoned 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 3 cars in turn leading to a detached Garage and a gated rear garden pedestrian access.

To the rear of the property is a landscaped garden with a paved patio area with seating to enjoy the sun, and the remainder is predominately laid to lawn with raised beds around the border of the fencing with lots of beautiful plants and shrubs. The property also benefits for a large summer house as well as a garden shed.

Services: All mains services are connected

Agents Note : The trees across the road are deemed to be in a conservation area (solicitors to confirm)





Key Features

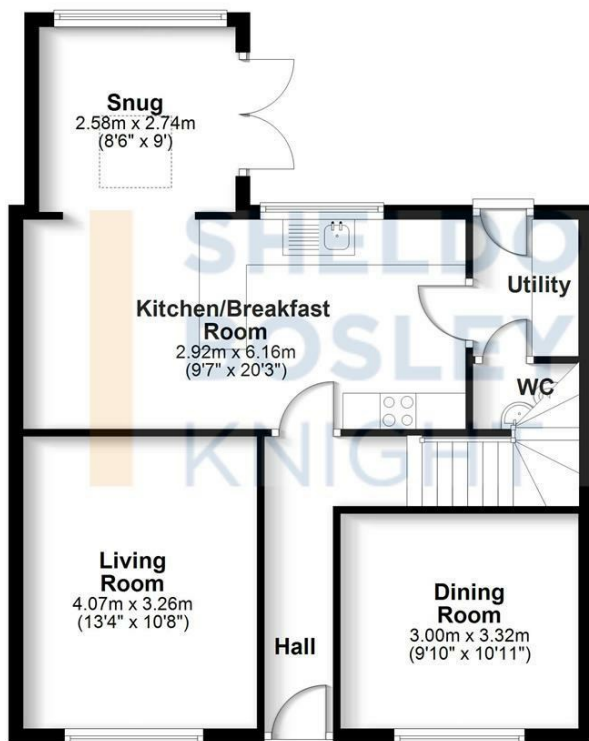
- Four Bedroom Detached
- Versatile Living
- Large Kitchen Diner with Snug
- Lounge and Dining Room
- Utility
- Sought after location
- Quiet Location
- Beautiful Landscaped Garden
- Ample parking & Garage
- VIEWING HIGHLY ADVISED

**Offers Over
£450,000**



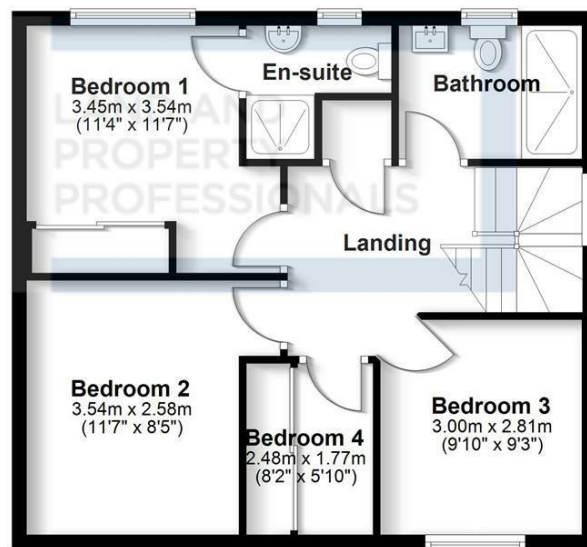
Ground Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



First Floor

Approx. 54.8 sq. metres (590.4 sq. feet)



Total area: approx. 117.0 sq. metres (1259.8 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.



EPC Rating - A

Tenure - Freehold

Council Tax Band - E

Local Authority
Wychavon CC



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.

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS