



**26 Gaymore Road**  
Cookley DY10 3TU

**Andrew Grant**



# 26 Gaymore Road

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**3 Bedrooms 1 Bathroom 2 Reception Rooms**

Located in the village of Cookley, near Kidderminster, this wonderful three bedroom property could be your next family home. With an expansive master bedroom spanning 17ft, a generously sized kitchen for cooking and entertaining, as well as a split-level garden this property also benefits from a semi-rural location with access to modern amenities.

## Key features

- A delightful semi-detached property offering three bedrooms.
- The property benefits from a generously sized kitchen, ideal for cooking and entertaining.
- Spacious living room and dining room, providing the perfect reception rooms for year-round entertainment.
- The property benefits from a large family bathroom and a convenient WC cloakroom.
- A generously sized patio garden.
- Ample off-road parking at the front of the property for multiple vehicles.
- Located in the village of Cookley which benefits from the nearby amenities and transport links of Kidderminster.

1211 sq ft (112.5 sq m)







## The kitchen

The kitchen offers a wonderful space for both cooking and entertaining. Equipped with a 'Range' style oven with an extractor fan above and room for an American fridge, the kitchen is illuminated by downlighters and features a double-glazed window overlooking the rear garden. Additionally, two stable doors provide convenient access to the outside.





### **The dining room**

To the left of the hallway is the first of two spacious reception rooms which is extremely versatile and can be used as a dining room, office, family room or downstairs bedroom. This sizeable downstairs room is centred around a traditional style fireplace and flows nicely to the kitchen at the rear.





### The living room

An almost identical sized living room is located to the right of the hallway and also benefits from access to the kitchen. This spacious second lounge has dual aspect windows and open fireplace, ideal for cosy evenings.





### **The family bathroom**

The bathroom is nicely tucked away at the back of the hallway and offers everything a family requires, including a freestanding bath and a separate shower cubicle. There is also a chrome towel radiator, down lighters, pedestal wash basin and low-level WC.





### Bedroom one

The master bedroom is a wonderful and generously sized double bedroom, benefitting from natural light from its dual-aspect windows, as well as ample space for furniture and its own en suite, equipped with a shower and washbasin.





### **Bedroom two**

Bedroom two is a spacious double room which overlooks the front of the property. With ample room for cupboard and storage space, it would make a wonderful children's bedroom.





### **Bedroom three**

Adjacent to bedroom two is bedroom three, a quaint single bedroom. This children's bedroom overlooks the rear garden and is also conveniently located near an upstairs WC.





### The garden

A sizeable garden awaits at the rear, enhanced by the corner position of the property which enhances both space and privacy. The garden gently slopes away from the house and features a full width paved patio, ideal for al fresco dining and entertaining. Beyond is a two-tier lawn enclosed by mature hedging and wooden panelled fencing.









## Location

Cookley is a popular and picturesque village, conveniently located between Worcester and Evesham. The village boasts an array of nearby independent shops, cafes and restaurants, providing residents with a variety of dining and shopping options.

The nearby town of Pershore is home to several well-regarded schools, including Pershore High School, Abbey Park Middle School and Pershore College, ensuring excellent educational opportunities for families.

Cookley also benefits from excellent transport links. The nearby Worcestershire parkway train station provides direct services to Worcester, Oxford and London Paddington, making it convenient for commuters. The nearby M5 motorway offers easy access to Birmingham, Cheltenham and other major cities. Regular bus services connect Pershore to neighbouring towns and villages, enhancing its accessibility.

Cookley is a charming and well-connected village that offers a high quality of life. With its blend of charm, amenities, nearby schools and beautiful surroundings, it is an idyllic location for families, professionals and retirees alike.

## Services

The property benefits from mains gas, electricity, water and drainage.

**Council Tax - Band C**





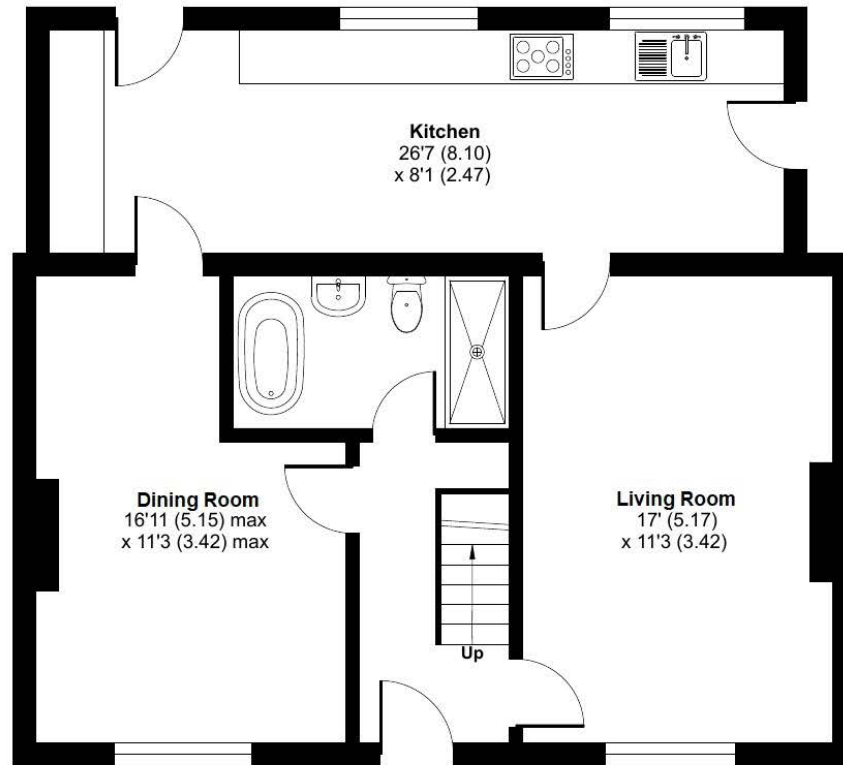
# Gaymore Road, Cookley, Kidderminster, DY10

Approximate Area = 1211 sq ft / 112.5 sq m

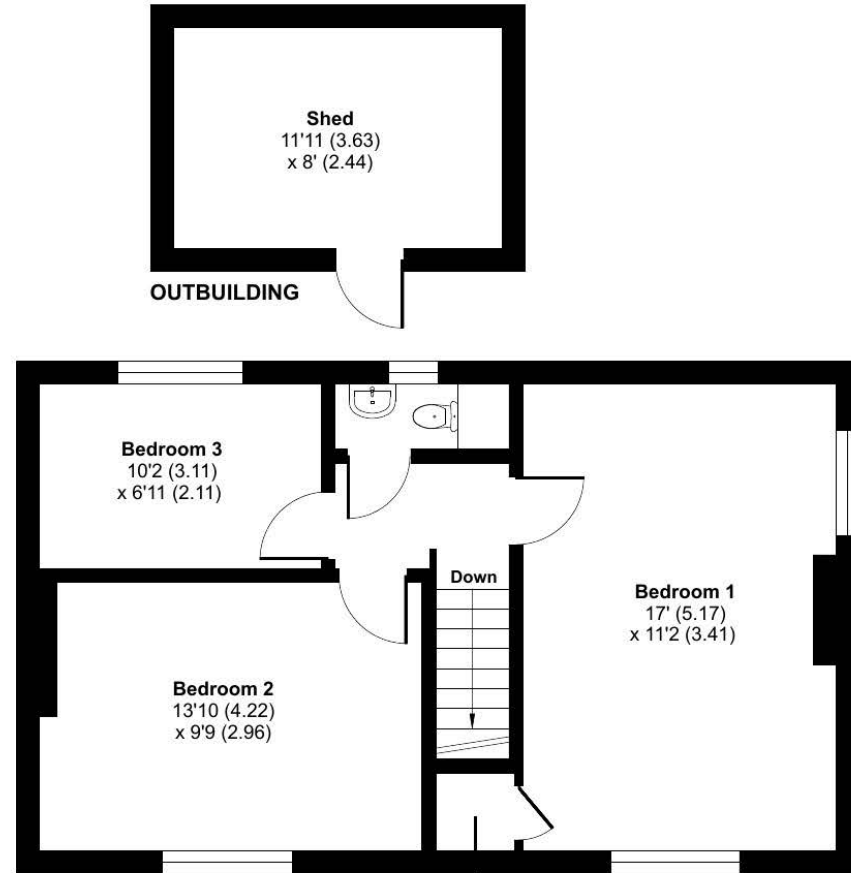
Outbuilding = 95 sq ft / 8.8 sq m

Total = 1306 sq ft / 121.3 sq m

For identification only - Not to scale

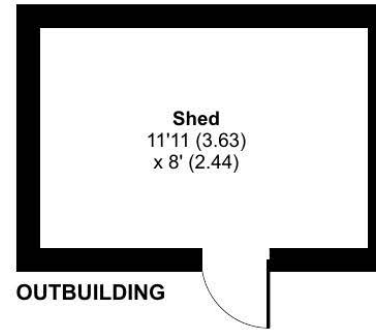


GROUND FLOOR



FIRST FLOOR

Ensuite Shower Room



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nfcocom 2024. Produced for Andrew Grant. REF: 1162359

Illustration for identification purposed only, measurements are approximate, not to scale.



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