



QualitySolicitors
Parkinson Wright
Estate Agents



Old School Close, Pershore, WR10 1RG

Price Guide £650,000

- Detached Family Home
- Breakfast Kitchen
- Utility, Cloakroom, Separate W.C.
- Two Ensuite Shower Rooms & Family Bathroom
- NO ONWARD CHAIN
- Two Generous Size Reception Rooms
- Conservatory
- Four Good Size Bedrooms
- Double Garage & Driveway

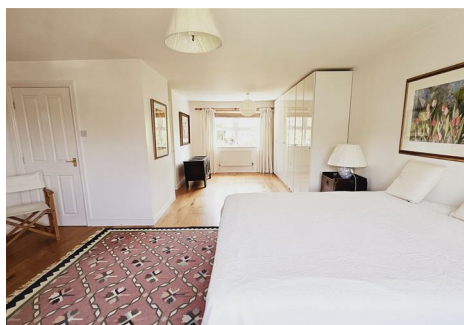
4 Old School Close, Pershore WR10 1RG

A unique and exciting opportunity to acquire this substantial and well proportioned four bedroom home offering spacious accommodation and situated in a quiet cul-de-sac within walking distance to Pershore town centre. **EARLY VIEWING ESSENTIAL TO APPRECIATE THIS WONDERFUL PROPERTY.**

EPC - C.



Council Tax Band: F





LOCATION AND DESCRIPTION

Situated in a prestigious location nestled within the heart of historic market town of Pershore which offers various everyday amenities, including different independent shops, a health centre, a cottage hospital, a public library, a community arts centre, public houses and restaurants. Recreational facilities include cricket, football and rugby clubs, a leisure centre with a swimming pool, the historic Abbey and surrounding park, and the River Avon. Pershore is well placed for access to the M5 at Worcester, the M42 North and the M40 East. Mainline rail services operate from Worcester Parkway, and Pershore to London and Birmingham. Warwick Parkway is 26 miles to the northeast and provides fast direct train service to London Marylebone. The Cathedral city of Worcester is approximately 7 miles away which has a wider selection of shops, a vibrant city centre and a city hospital. Cheltenham is approximately 17 miles away, known for its Regency architecture, Georgian parks and outstanding shopping facilities.. No4 Old School Close is a substantial detached family home situated in a quiet cul-de-sac.

Access is via a part double glazed front door opening into:-

RECEPTION HALL

Recessed ceiling spotlights, radiator, stairs to the first floor and doors lead to:-

CLOAKROOM

Ceiling light, front facing opaque double glazed window and radiator. There is a two piece white suite consisting of wash hand basin with pedestal and a low level W.C.

SITTING ROOM

15'9" max into bay x 12'5" max

A light and airy reception room with feature front facing double glazed bay window and radiator. A double opening leads through to:-

DINING ROOM

12'6" max x 10'7" max

A pleasant room overlooking the garden which offers a buyer the potential to knock through to the kitchen to create an open plan living space. Recessed ceiling spotlights, radiator and rear facing double glazed French doors opening onto a slabbed seating area. Door to:-:-

BREAKFAST KITCHEN

15'9" max x 10'7" max

Recessed ceiling spotlights, rear facing double glazed window and wall mounted radiator. There are a range of wall, base and drawer units, tiled splashback, one and a half bowl stainless steel sink with matching drainer and mixer tap, four ring gas hob with extractor fan over, built in oven, integrated dishwasher and space for a fridge/freezer. Double glazed French doors open into:-

CONSERVATORY

Accessed off the kitchen via double glazed French doors, with rear and side facing double glazed windows and French doors which open onto the seating area in the garden. This could be utilised as extra dining space or to simply relax while overlooking the garden.

UTILITY ROOM

8'11" max x 8'0" max

Ceiling strip light, rear facing double glazed window, rear facing part double glazed door giving rear access, radiator and wall mounted boiler. There are wall and base units, a stainless steel sink with matching drainer, plumbing for a washing machine and doors to:-

Separate W.C.

Ceiling light, side facing opaques double glazed window and radiator. There is a low level W.C.

DOUBLE GARAGE

17'9" max x 16'9" max

With electric doors, radiator, light and power.

LANDING

A spacious landing area with ceiling light, radiator, loft access, airing cupboard housing the hot water tank and offers extra storage space. Doors to:-

PRINCIPAL BEDROOM SUITE

25'8" max x 16'2" max

An extensive bedroom suite with dual aspect front and rear facing double glazed windows allowing plenty of natural sunlight which gives a light and airy feeling. Two ceiling lights, two radiators, useful walk in storage cupboard and full range of fitted wardrobes with ample hanging space and draws.

PLEASE NOTE- The property was originally built as a five bedroom home. The current owners opened up and combined the two rooms to make an impressive principal suite, this could easily be converted back to make a fifth bedroom should a buyer wish to do so. A door opens into:-

ENSUITE SHOWER ROOM

6'8" max x 6'4" max

Ceiling light, front facing opaque double glazed window and radiator. There is a three piece white suite consisting of shower cubicle with shower over, wash hand basin with pedestal and low level W.C.

BEDROOM TWO

17'1" max into eaves x 8'1" max

A double bedroom with ceiling light, front facing double glazed window, radiator and loft access. Door to:-

ENSUITE SHOWER ROOM

8'2" max into cubicle x 4'2"

Ceiling strip light, rear facing double glazed Velux window and radiator. There is a three piece white suite consisting of double shower cubicle with shower over, wash hand basin with pedestal and low level W.C.

BEDROOM THREE

14'4" max into wardrobe x 8'9"

Another double bedroom with ceiling light, front facing double glazed window, radiator and a built in double wardrobe with hanging space and shelving.

BEDROOM FOUR

7'11" x 10'5" max into wardrobe

A good size single bedroom with ceiling light, rear facing double glazed window, radiator and a built in double wardrobe with hanging space and shelving.

FAMILY BATHROOM

7'0" max x 6'11"

Ceiling light, rear facing opaque window and radiator. There is a three piece suite consisting of bath with shower over, wash hand basin with pedestal and a low level W.C.

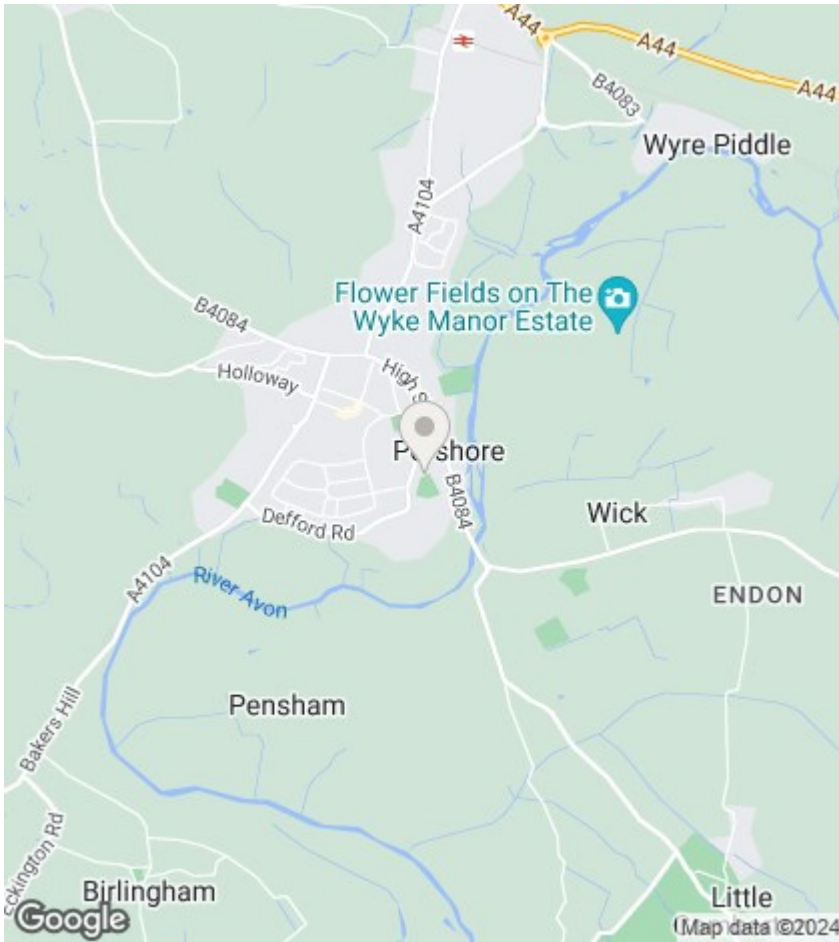
OUTSIDE

To the front of the property is a tarmac driveway offering parking for two cars, a lawned fore garden with a range of mature shrubs and rose bushes. A wooden gate gives side pedestrian access to the rear.

To the rear of the property is a delightful, low maintenance, enclosed garden with pleasant views over a terrace of attractive Victorian cottages. There is a slabbed patio area situated off the dining room, a further slabbed seating area, a lawned garden, raised flower beds with a selection of mature planted shrubs and trees together making this a peaceful and idyllic setting.

SERVICES

We believe all mains services are connected to the property. Please note these have not been tested.



Viewings

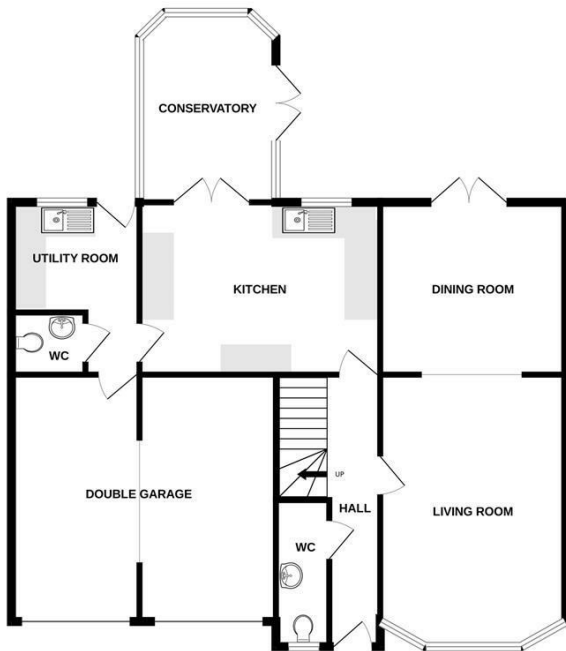
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

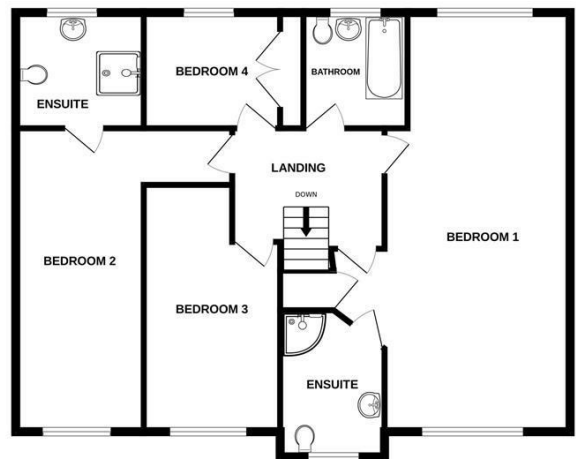
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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