



Allan Morris
estate agents

**Old Glebe Pastures, Peopleton,
Pershore, Worcestershire.**

3 Old Glebe Pastures, Peopleton, Pershore, Worcestershire. WR10 2HQ

Features:

- * Spacious modern family home
- * 4 Bedrooms
- * Driveway and double Garage
- * Generous private gardens
- * Sought after village location

A modern and beautifully presented four bedroom detached family home, offering spacious accommodation and situated in a quiet no through road, within the popular village of Peopleton.

Accommodation briefly comprises: Entrance Porch, Hall, downstairs Cloakroom, Study, Living Room and open-plan Kitchen/Dining/Family Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is generous driveway, carport and access to integral double Garage, with electric up and over door. To the rear is stunning private garden, which also stretches around to the side, with 2 spacious Log Stores.

LOCATION:

The property is located in the sought after village of Peopleton, ideally placed for access to both Worcester, Pershore, motorway links and the Worcestershire Parkway Railway Station. The village benefits from a village store and Post Office, Public House, independent day School and Village Hall with playing fields/children's playground.





Directions:

From our Office in Sidbury, Worcester proceed on the London Road, towards A44 Whittington Road, at the roundabout take the first exit onto Swinesherd Way A4440. At the next roundabout take the 3rd exit onto A44 and continue to follow A44 for several miles. Take a left hand turn signposted for Peopleton. Continue along for approximately quarter of a mile and on reaching the village of Peopleton, take a right hand turn into Norchard Lane. Turn left into Old Glebe Pastures, where number 3 will be located on the left hand side, as indicated by our For Sale board.

WAM 7751

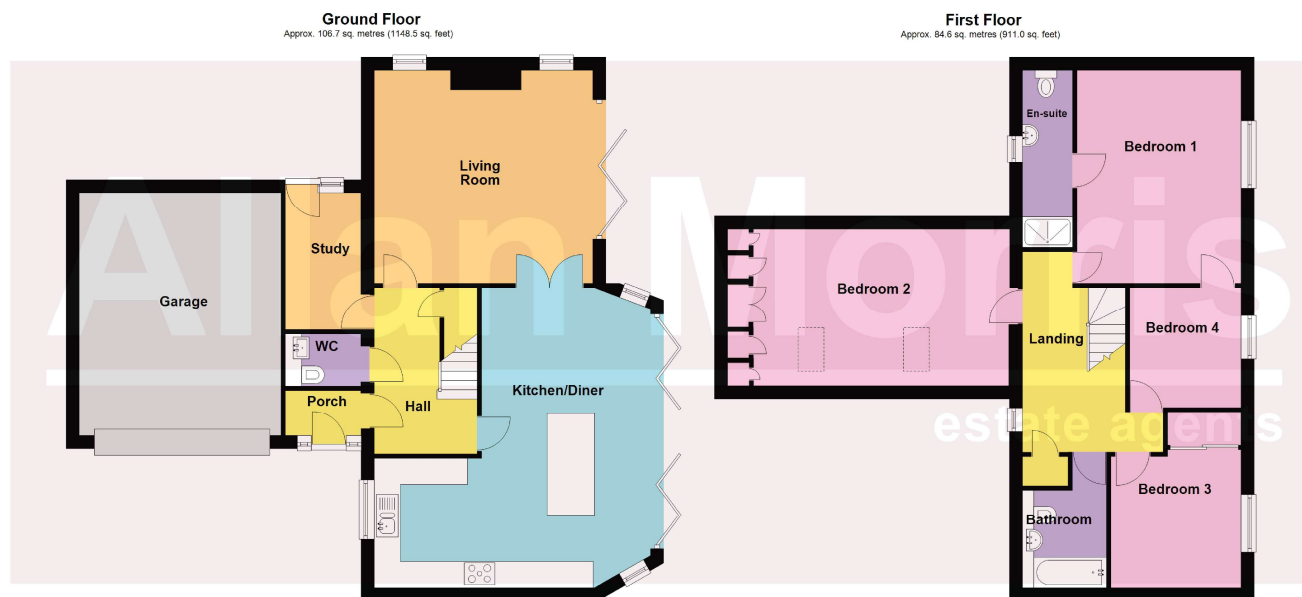
Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

PRICE: £ 735,000



Total area: approx. 191.3 sq. metres (2059.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan & Measurements:

Study: - 3.15m x 1.68m (10'4" x 5'6")

Kitchen / Diner: - 6.81m x 6.12m (22'4" max x 20'1" max 13'0" min)

Living Room: - 5.16m x 5m (16'11" x 16'5")

Bedroom 1: - 4.95m x 3.76m (16'3" x 12'4")

En-Suite: - 4.04m x 1.12m (13'3" x 3'8")

Bedroom 2: - 6.53m x 3.56m (21'5" max (to rear of wardrobe) x 11'8")

Bedroom 3: - 4.01m x 2.95m (13'2" max (to rear of wardrobe) x 9'8")

Bedroom 4: - 2.77m x 2.64m (9'1" x 8'8")

Bathroom: - 2.24m x 1.93m (7'4" x 6'4")

Double Garage: - 5.54m x 4.67m (18'2" x 15'4")

Address:
32 Sidbury, Worcester, WR1 2HZ