



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

9 St. Nicholas Road, Pershore, Peopleton, Worcestershire. WR10 2EN

Guide Price £450,000

3 1 1



A modern link detached family home, offering immaculately presented and spacious accommodation, enjoying a private southerly rear aspect. Situated within this highly regarded and sought after village, the location provides easy access to Pershore, Worcester, national road and rail networks.

Accommodation briefly comprises: Entrance Porch, Reception Hall, Lounge, Kitchen Dining Garden Room, Utility Room, Cloakroom, Study/Bedroom 4, three further Bedrooms and Family Bathroom.

Outside: To the front of the property is a lawned foregarden, with shrub borders, a mono block driveway providing off road parking for up to 4 cars, in turn leading to the front door.

To the rear of the property is an enclosed private lawned garden, with shrub borders, paved patio areas (1 with pergola over), Summer House (with power and light), outside cold water tap, outside security/courtesy lights, private southerly rear aspect.

Lounge: - 4.19m x 3.66m (13'9" x 12'0")

Kitchen Dining Room: - 6.35m x 3.48m (20'10" x 11'5")

Utility Room: - 2.62m x 2.16m (8'7" x 7'1")

Garden Room: - 3m x 2.44m (9'10" x 8'0")

Bedroom 4 / Study: - 4.37m x 2.16m (14'4" x 7'1")

Bedroom 1: - 3.68m x 3.25m (12'1" x 10'8")

Bedroom 2: - 3.45m x 3.25m (11'4" x 10'8")

Bedroom 3: - 3m x 2.72m (9'10" x 8'11")

Shower Room: - 3m x 1.7m (9'10" x 5'7")





- LPG central heating & double glazing
- Private rear garden & Summer House
- Refitted Kitchen & Bathroom
- Council Tax Band: D
- Air Conditioning to Kitchen Dining Garden Room & Lounge
- Private southerly rear aspect glazing
- Popular and sought after village location
- Viewing highly recommended
- Spacious & immaculately presented link detached family home

