



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

Guide Price £450,000

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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")





Ground Floor
Approx. 77.7 sq. metres (836.8 sq. feet)



Total area: approx. 123.7 sq. metres (1331.0 sq. feet)

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

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	54
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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