

for sale

offers over **£700,000**



## Peartree Cottage Kinnersley Severn Stoke Worcester WR8 9JR

A beautifully presented four bedroom detached home offering generously proportioned and contemporary living accommodation with open plan kitchen/ dining/ family room plus a generous utility room. There is also a large separate lounge and master bedroom with en-suite.

# Peartree Cottage Kinnersley Severn Stoke Worcester WR8 9JR

## Ground Floor

### Entrance Porch

Composite wood effect front door with opaque double glazed side panels, side facing double glazed window, ceiling light, tiled floor and double glazed door to:-

### Reception Hall

Spacious area with stairs leading to split level first floor landing, doors to cloakroom, lounge and open plan kitchen/ dining/ family room, ceiling light, tiled flooring.

### Cloakroom

8' 4" x 5' 2" ( 2.54m x 1.57m )

Front facing double glazed window over floating drawer unit with surface mounted wash hand basin and mixer taps, WC, space saving radiator and tiled flooring.

### Lounge

17' 7" x 14' ( 5.36m x 4.27m )

Front facing double glazed bay window, ceiling light, wall lights, double panel radiator, television aerial point, telephone point, feature fireplace with inset (LPG) gas fire.

### Kitchen/ Dining/ Family Room

24' 11" max x 17' 5" max ( 7.59m max x 5.31m max )

The kitchen area has rear and side facing double glazed windows with door to the utility room. Shaker style wall and floor mounted units with granite work surfaces and upstands, soft close drawers and cupboards, corner cupboards with extending carousels, pull out larder cupboards. Integrated Neff appliances include double oven, microwave, induction hob and dishwasher. One and a half bowl sink drainer unit with mixer tap, space for American style fridge freezer, down lighters, tiled flooring.

The dining/ family area has side facing double glazed window and rear facing double glazed French doors to garden, down lighters, television aerial point and tiled flooring.

### Utility Room

21' 6" x 6' 9" ( 6.55m x 2.06m )

Two rear facing double glazed windows, door to garden, approximately two thirds of the room is fitted with shaker style wall and floor mounted units matching the kitchen, with soft close drawers and cupboards. The rest of the room is dedicated laundry area with stainless steel sink drainer unit and mixer tap with space and plumbing for washing machine and tumble dryer. Door to garage.

### First Floor Half Landing



Front facing double glazed dormer window with deep display shelf and stairs/ door to bedroom three and stairs to upper first floor landing.

## Upper First Floor Landing

Access to loft space via hatch, door to airing cupboard housing hot water tank, ceiling light and doors to:-

### Bedroom One

14' x 17' 6" ( 4.27m x 5.33m )

Front facing double glazed dormer window, side facing double glazed window, fitted wardrobes, fitted drawers, fitted bedside units and dressing table, television aerial point, door to:-

### En-Suite

6' 5" x 6' 2" plus shower recess ( 1.96m x 1.88m plus shower recess )

Front facing double glazed dormer window, floating three drawer unit with surface mounted wash hand basin and mixer tap, shower enclosure with Aqualisa digital shower, heated towel rail, tiled flooring, down lighters and combined extractor fan.

### Bedroom Two

17' 4" max x 13' 10" max ( 5.28m max x 4.22m max )

Side and rear facing double glazed windows, fitted wardrobes, fitted bedside units, fitted dressing table, two double panel radiators and ceiling lights.

### Bedroom Three

15' x 11' 10" ( 4.57m x 3.61m )

This room is accessed via a short staircase from the half landing and has a front facing double glazed dormer window, double panel radiator, television aerial point and door to eaves storage area.

### Bedroom Four

11' 9" x 10' ( 3.58m x 3.05m )

Currently being used as a study. Side facing double glazed dormer window with shutters, fitted wardrobes, ceiling light, double panel radiator.

### Family Bathroom

8' 5" x 7' 6" ( 2.57m x 2.29m )

Side facing double glazed window, bath with mixer tap and hand shower, close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle with electric shower, heated towel rail, down lighters with combined extractor fan, tiled flooring and walls.

### Outside Front





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