



Connells

Gosney Fields
Pinvin



Property Description

An immaculately presented detached family home situated in the village of Pinvin, close to Pershore Town Centre, transport links and is within walking distance to the train station accessing the London line, local village school and shops.

This beautiful property has a reception hall, sitting room, dining kitchen, and cloakroom. In the sitting room you will find a log burner and access to the rear garden which holds spectacular views. On the first floor the landing has access to four bedrooms, with three en-suite's and a family bathroom. The second floor also offers a fantastic bedroom with additional en suite. There is a driveway leading to the tandem garage with sectional door and side access leading to an established garden. The property benefits from gas fired central heating and uPVC double glazing.

Location

Pinvin is a village in Worcestershire, just to the north of the town of Pershore, about 7 miles south-east of Worcester, and about 7 miles north-west of Evesham.

At the heart of the village of Pinvin, the Memorial Hall offers a fully-equipped venue for parties, clubs, community groups and activities. It's home to a local Preschool and available for one-off or regular hire in evenings and at weekends. Walking distance to cosy local village pub.

It is also walking distance to Pershore train station (London line), or a short drive to Worcester Parkway (Birmingham and London lines). There is also great access to the M5.

Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, dining kitchen, bedroom one with en-suite, bedroom two with en-suite, bedroom three with en-suite, two further bedrooms and family bathroom.

The property further benefits from having a large driveway, double garage and enclosed rear garden.

Ground Floor

Entrance Hall

Stairs to first floor, doors to sitting room, dining kitchen, cloakroom. Two ceiling lights, double panel radiator, understairs storage cupboard, wooden laminate flooring.

Cloakroom

Side facing uPVC obscure double glazed window, wash hand basin, WC, ceiling light, double panel radiator, wooden laminate flooring.

Sitting Room

16' 10" x 15' 9" (5.13m x 4.80m)

Rear facing uPVC double glazed windows, skylights, double glazed french doors to rear garden, two ceiling lights, two double panel radiators, television aerial point, log burner, carpet flooring.

Dining Kitchen

22' 6" x 9' 5" (6.86m x 2.87m)

Front facing uPVC double glazed bay window, fitted kitchen with a range of floor mounted units, range of eye level units, integrated electric oven, induction hob with cooker hood over, space and plumbing for washer/ dryer, space and plumbing for dishwasher, large single bowl sink drainer unit with mixer hose style tap, part tiled walls, ceiling light, spotlights, double panel radiator, wooden laminate flooring.

First Floor Landing

Stairs to second floor, doors to bedrooms two, three, four and five, door to family bathroom, ceiling light, double panel radiator, airing cupboard, carpet flooring.

Bedroom Two

14' 11" max x 9' 7" (4.55m max x 2.92m)

Front facing uPVC double glazed window, door to en-suite, ceiling light, television aerial point, double panel radiator, access to loft space, carpet flooring.

En-Suite

Rear facing uPVC obscure double glazed window, walk-in shower unit, wash hand basin, WC, chrome heated towel rail, spotlights, vinyl flooring.

Bedroom Three

11' 11" x 10' 6" (3.63m x 3.20m)

Rear facing uPVC double glazed window, door to en-suite, ceiling light, double panel radiator, carpet flooring.

En-Suite

Rear facing uPVC obscure double glazed window, walk-in corner shower unit, wash hand basin, WC, spotlights, double panel radiator, vinyl flooring.

Bedroom Four

11' 6" x 9' 8" (3.51m x 2.95m)

Front facing uPVC double glazed window, ceiling light, double panel radiator, carpet flooring.

Bedroom Five

8' 10" x 7' 3" (2.69m x 2.21m)

Front facing uPVC double glazed window, ceiling light, double panel radiator, carpet flooring.

Family Bathroom

Side facing uPVC obscure double glazed window, bath with shower over, wash hand basin, WC, shaver point, part tiled walls, spotlights, chrome heated towel rail, vinyl flooring.

Second Floor

Bedroom One

23' 6" x 14' 5" max (7.16m x 4.39m max)

Front facing uPVC double glazed window, skylights, door to en-suite, two ceiling lights, two double panel radiators, television aerial point, built-in wardrobes, access to loft space, carpet flooring.

En-Suite

Rear facing uPVC obscure double glazed window, walk-in shower unit, wash hand basin, WC, spotlights, chrome heated towel rail, vinyl flooring.

Outside Front

To the front of the property there is a large driveway providing off road parking for multiple vehicles, stoned area with access to the front door.

Double Garage

32' 8" x 9' 2" (9.96m x 2.79m)

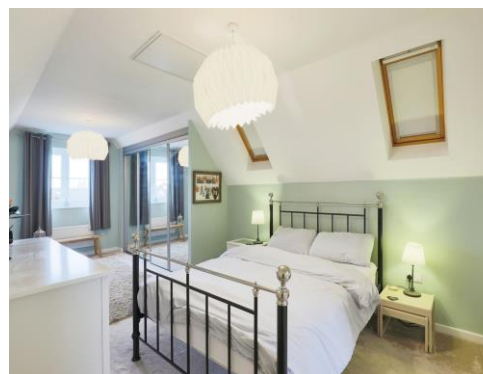
Tandem double garage with electric sectional garage door, power, lighting.

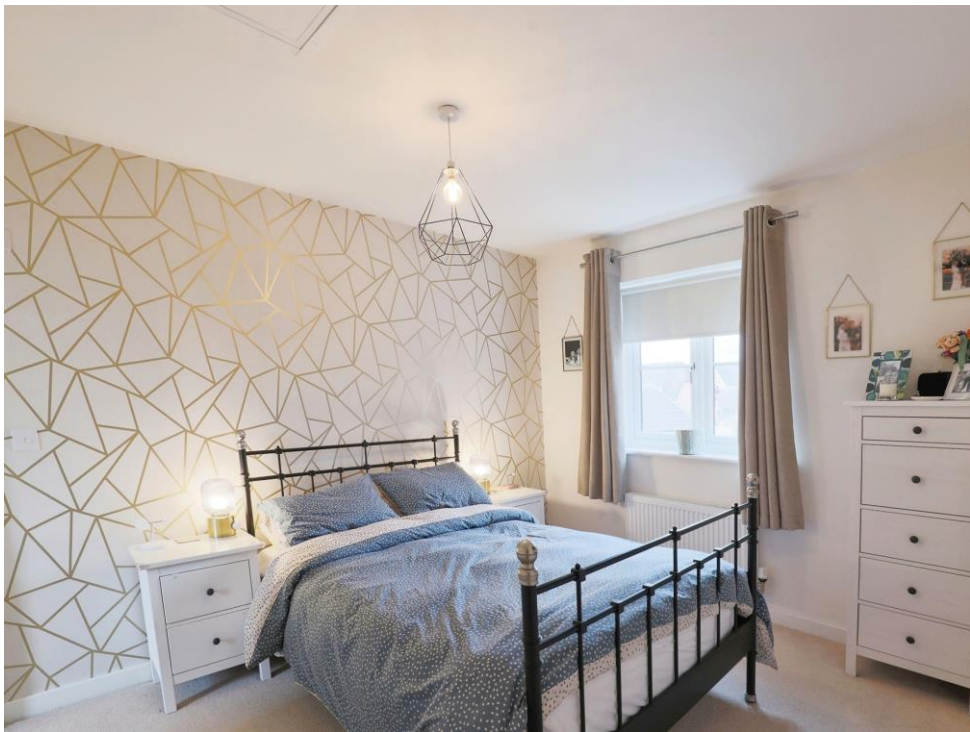
Outside Rear

To the rear of the property there is an enclosed garden with a decked area, mainly laid to lawn, patio border, access to garage, electric sockets, water tap, side access to the front of the property.

Services

All mains are connected to the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Directions to this property:

From Worcester, continue along the A44 for some time and enter the village of Pinvin. At the traffic lights turn left onto Main Street, follow the road for some time, then turn right onto Gosney Fields. Take a left and follow the road round. The property is found slightly to the right and will be seen by our Connells board.

EPC Rating: B

Tenure: Freehold



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