



Gibbs Close Lower Moor

£525,000

- Immaculately presented detached five bedroom family home
- Sitting room, dining room and conservatory
- Breakfast kitchen and separate utility room
- Well maintained garden to the fore and rear
- Driveway with parking for several vehicles and a double garage
- Sought after village location situated in a quiet cul-de-sac

**Nigel Poole
& Partners**

Gibbs Close

Lower Moor

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****AN IMMACULATELY PRESENTED DETACHED FIVE BEDROOM PROPERTY**** Entrance hall; sitting room; dining room; conservatory, breakfast kitchen; separate utility room and ground floor cloakroom. On the first floor there are five bedrooms the master with en-suite and there is a family bathroom. The garden is well established laid to lawn with a patio seating areas and mature pretty planting. Corner summerhouse. Driveway for parking several vehicles and a double garage. Located in a quiet cul-de-sac. Village life in Lower Moor centres around the village green, The Old Chestnut Tree pub and the village hall. Lower Moor is approx 4 miles from the Georgian town of Pershore providing a fantastic selection of shops, eating places and entertainment. Lower Moor also has excellent links to the motorway, Pershore train station and Worcester Parkways.

Front

Driveway with parking for several vehicles. Laid to lawn with planting. Access to a double garage. Storm porch.

Entrance Hall 14' 6" x 5' 9" (4.42m x 1.75m) max

Doors to the sitting room, kitchen and garage. Stairs rising to the first floor. Parquet flooring. Radiator.

Sitting Room 18' 11" x 11' 4" (5.76m x 3.45m)

Double glazed bay window to the front aspect. Marble fireplace with wood surround and a living flame gas fire. Two radiators. Bevelled edge laminate flooring. Glazed French doors to the dining room.



Dining Room 11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed sliding doors to the conservatory. Bevelled edge laminate flooring. Radiator. Door to the kitchen.

Conservatory 10' 9" x 8' 5" (3.27m x 2.56m) max

Brick built with double glazed windows and French doors to the garden. Bevelled edge laminate flooring. Radiator.

Breakfast Kitchen 14' 7" x 9' 9" (4.44m x 2.97m)

Double glazed window to the rear aspect. Wall and base units surmounted by Granite worksurface. One and a half stainless steel with mixer tap. Tiled splashbacks. Cookcentre Evolution oven and hob. Integrated fridge freezer and dishwasher. Larder cupboard. Radiator. Tiled flooring. Door to the utility.



Utility 7' 5" x 5' 9" (2.26m x 1.75m)

Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks and flooring. Space and plumbing for appliances. Cupboard housing the gas fired Worcester boiler. Door to the garden. Door to the cloakroom.

Cloakroom 7' 4" x 2' 9" (2.23m x 0.84m)

Obscure double glazed window. Vanity wash hand basin and low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail.

Landing

Double glazed stained glass window to the side aspect, Doors to five bedrooms, the bathroom and airing cupboard housing the hot water tank. Access to the loft which is boarded.

23 High Street, Pershore WR10 1AA

Master Bedroom 15' 2" x 14' 5" (4.62m x 4.39m) max

Double glazed window to the front aspect. Fitted wardrobes and dressing table. Radiator. Door to the en-suite. Radiator.

En-suite 8' 5" x 5' 5" (2.56m x 1.65m)

Obscure double glazed window. Shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Central heated ladder rail.

Bedroom Two 13' 9" x 8' 9" (4.19m x 2.66m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three 11' 3" x 8' 6" (3.43m x 2.59m) max

Double glazed window to the front aspect. Radiator.

Bedroom Four 11' 5" x 8' 0" (3.48m x 2.44m)

Double glazed window to the front aspect. Radiator.

Bedroom Five 12' 5" x 6' 8" (3.78m x 2.03m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window. Panelled bath with Mira electric shower. Wall mounted wash hand basin and low flush w.c. Tiled splashbacks.

Double Garage 17' 2" x 16' 3" (5.23m x 4.95m) max

Up and over door with power and light.

Garden

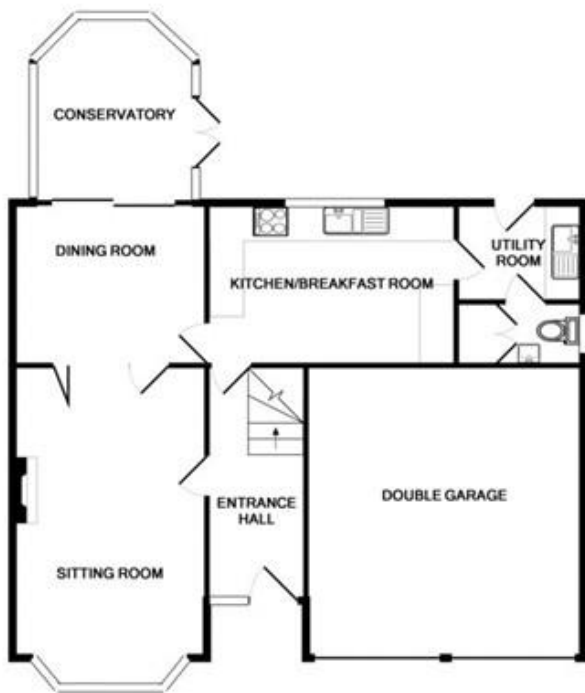
Well established landscaped rear garden. Laid to lawn with a patio seating areas and mature planting.



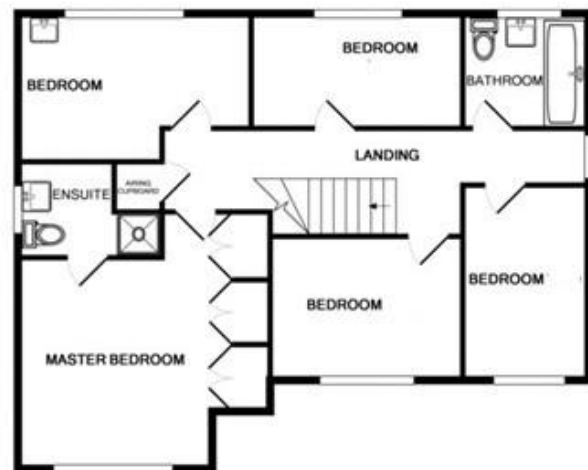
Tenure: Freehold

Council Tax Band: F





GROUND FLOOR
APPROX. FLOOR
AREA 92.3 SQ.M.
(994 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 73.6 SQ.M.
(792 SQ.FT.)

TOTAL APPROX. FLOOR AREA 165.9 SQ.M. (1786 SQ.FT.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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