



Hunter Rise

Pershore

£564,000

- Four double bedroom detached family home
- Lounge and dining room
- Breakfast kitchen with separate utility room
- Second reception room/studio/office
- Master bedroom with dressing room and en-suite
- Family bathroom and ground floor cloakroom
- Well established rear garden
- Garage and parking for several vehicles
- No upward chain

**Nigel Poole
& Partners**

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****FOUR DOUBLE BEDROOM DETACHED FAMILY HOME**** An exciting opportunity to purchase a fabulous four double bedroom family home on the much sought-after Cloisters Estate close to Pershore town centre. Recently refurbished to a very high standard, the rooms flow seamlessly and there is a lovely feeling of light and space throughout. Entrance hall; cloakroom; the lounge with a bay window to the front aspect.; French doors to the dining room; breakfast kitchen with integrated appliances and separate utility room. A second reception room/studio/office. On the first floor are four double bedrooms - the master suite having a dressing room and an en-suite; plus a family bathroom. The garage has an electric up and over door and the driveway has parking for several vehicles. The rear garden is well established with productive vegetable garden, fruit trees, built-in seating and patio areas. Built by David Wilson Homes, this quiet cul-de-sac location is within easy access to Worcester Parkways, Pershore train station and has excellent links to the motorway. This is a great house in a great location and we would recommend viewing at the earliest opportunity. NO CHAIN. Please enquire for further images.

Entrance

Obscure door and window to the front aspect. Oak veneered flooring. Doors to the cloakroom, lounge and kitchen. Stairs rising to the first floor. Radiator.



Cloakroom 5' 4" x 3' 10" (1.62m x 1.17m)

Vanity wash hand basin and low flush w.c. Central heated ladder rail. Laminate flooring.

Lounge 17' 0" x 11' 9" (5.18m x 3.58m) min

Thermal insulated double glazed bay window to the front aspect. Panelling to the wall. French doors to the dining room. Laminate flooring. Two radiators.



Dining Room 12' 8" x 10' 10" (3.86m x 3.30m)

Double glazed patio doors to the rear garden. Laminate flooring. Radiator. Open plan to the kitchen.



Breakfast Kitchen 18' 9" x 8' 9" (5.71m x 2.66m)

Two double glazed windows to the rear aspect. Wall and base units surmounted by Quartz worksurface with upstands. Larder cupboard. Breakfast bar with views to the rear garden. One and half sink and drainer with mixer tap. Integrated eye level oven. Induction hob with extractor fan over. Integrated dishwasher. Space for a fridge freezer. Vinyl flooring. Radiator. Open plan to the utility.



23 High Street, Pershore WR10 1AA

Utility Room 11' 8" x 8' 2" (3.55m x 2.49m)

Obscure double glazed door to the side aspect. Wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Cupboard housing the gas fired Worcester boiler. Space and plumbing for appliances. Tiled flooring. Radiator.

Landing

Access to the loft (part boarded) Airing cupboard housing the hot water cylinder. Storage cupboard. Doors to four bedrooms and the bathroom.

Master Bedroom 23' 3" x 14' 2" (7.08m x 4.31m) max

Two double glazed windows to the front aspect. Dressing area with fitted wardrobes. Door to the en-suite.



En-suite 6' 8" x 6' 1" (2.03m x 1.85m)

Obscure double glazed window to the side aspect. Shower cubicle with twin head mains fed shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Wood effect flooring.

Bedroom Two 15' 8" x 10' 1" (4.77m x 3.07m) max

Double glazed window to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Three 15' 6" x 11' 2" (4.72m x 3.40m) max

Double glazed window to the front aspect. Fitted wardrobe. Radiator.

Bedroom Four 11' 4" x 11' 0" (3.45m x 3.35m) max

Double glazed window to the front aspect. Fitted wardrobe. Radiator.

Family Bathroom 8' 8" x 7' 1" (2.64m x 2.16m)

Obscure double glazed window to the rear aspect. Spa bath with mains fed shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Wood effect flooring.

Garage

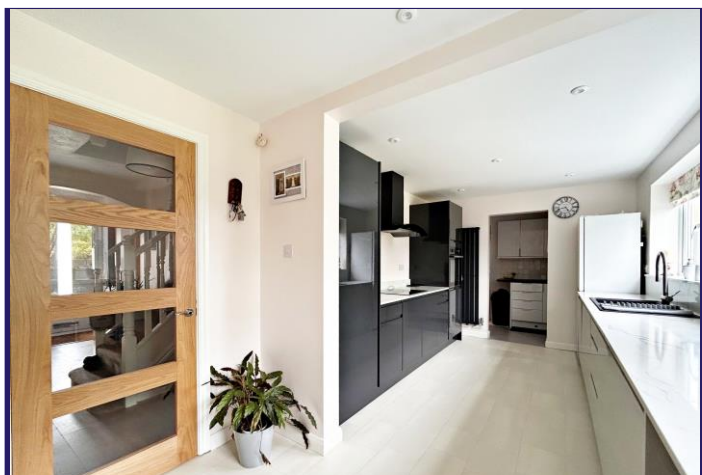
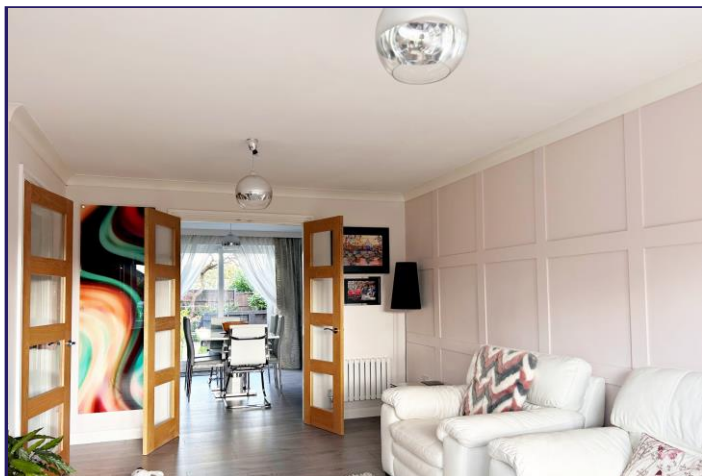
Electric door. Power and light.

Garden

Gated access to the side. Laid to lawn with established planting, vegetable area with fruit trees and soft fruit, built-in seating, patio areas. Garden storage (not shed).

Tenure: Freehold

Council Tax Band: F





Total area: approx. 179.1 sq. metres (1927.6 sq. feet)
 Property and/or building measurements and floor plan are guides for general guidance only and are not intended to be used as a basis for any contract. They may not be 100% accurate and are not to be relied upon.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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