



Chapel Lane Wyre Piddle

£560,000

- Four bedroom detached property
- Superb open plan kitchen/dining/living room
- Utility room
- Master bedroom with en-suite
- Family bathroom with roll top bath and shower
- Rear garden with stunning views to Bredon Hill
- Garage and driveway
- Sought after village location

**Nigel Poole
& Partners**

tel 01386 556506

www.nigelpoolestateagents.co.uk

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****FOUR BEDROOM DETACHED PROPERTY IN A DISERABLE LOCATION**** Entrance hall; cloakroom; superb open plan kitchen/dining/living room and a separate utility room. Underfloor heating on the ground floor with independent room stats/timer controls. Four bedrooms on the first floor, the master bedroom with en-suite and there is a separate family bathroom. The garden is laid to lawn with planted beds and a patio seating area with stunning views to Bredon Hill. Garage and parking for several vehicles. Located in a picturesque riverside village on the edge of the pretty market town of Pershore providing a range of great shopping and leisure facilities including a theatre. For the commuter there is easy access to the M5 motorway and Worcestershire Parkway Train Station.

Entrance Hall 9' 1" x 6' 9" (2.77m x 2.06m)

Double glazed composite door. Doors to the cloakroom and storage cupboard. Part glazed door to kitchen/dining/living room. Quickstep flooring.

Kitchen/Dining Room 18' 2" x 13' 2" (5.53m x 4.01m)

max

Double glazed window and French doors to the rear garden. Wall, larder and base units surmounted by Quartz worksurface with upstands. One and a half sink with mixer taps. Integrated oven with grill, microwave oven and grill, five ring induction hob, fridge freezer, dishwasher and bin tidy. Quickstep flooring. Door to the utility. Open plan to the living room. Door to the garage.



Cloakroom

Wash hand basin and low flush w.c.

Living Room 17' 5" x 10' 11" (5.30m x 3.32m)

Double glazed French doors and windows to the rear.



Utility Room 8' 3" x 5' 1" (2.51m x 1.55m)

Double glazed window to the front aspect. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Obscure double glazed door to the side aspect. Wall mounted gas fired Worcester boiler. Quickstep flooring.

Landing

Double glazed window to the front aspect. Doors to four bedrooms and bathroom. Access to the loft.

Master Bedroom 18' 4" x 10' 11" (5.58m x 3.32m) max

Double glazed window to the rear aspect. Fitted wardrobe. Radiator. Door to the en-suite.

En-suite 7' 1" x 5' 9" (2.16m x 1.75m)

Shower cubicle with mains fed shower and rainfall shower head. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Quickstep flooring. Central heated ladder rail.

Bedroom Two 13' 4" x 9' 3" (4.06m x 2.82m)

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

Bedroom Three 9' 4" x 7' 9" (2.84m x 2.36m)

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

Bedroom Four 9' 1" x 7' 9" (2.77m x 2.36m)

Double glazed window to the front aspect. Radiator.

Family Bathroom 6' 11" x 5' 8" (2.11m x 1.73m)

Double glazed window to the rear aspect. Panelled P shaped bath with mains shower over. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Quickstep flooring. Airing cupboard.

Garage 15' 8" x 9' 5" (4.77m x 2.87m)

Electric up and over door. Door to the kitchen. Light and power.

Garden

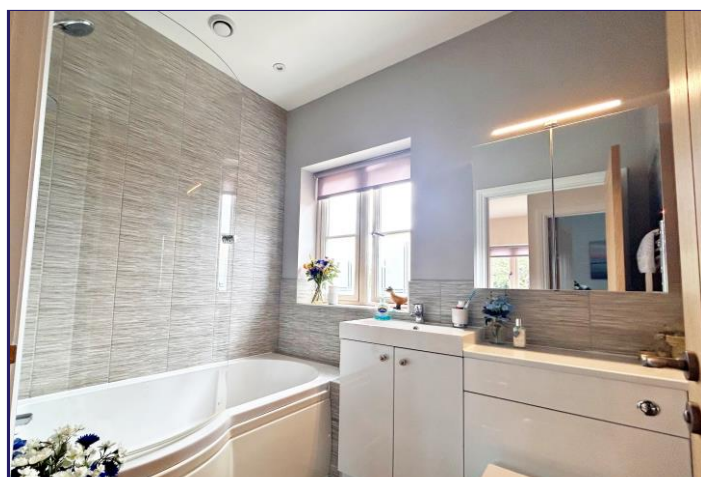
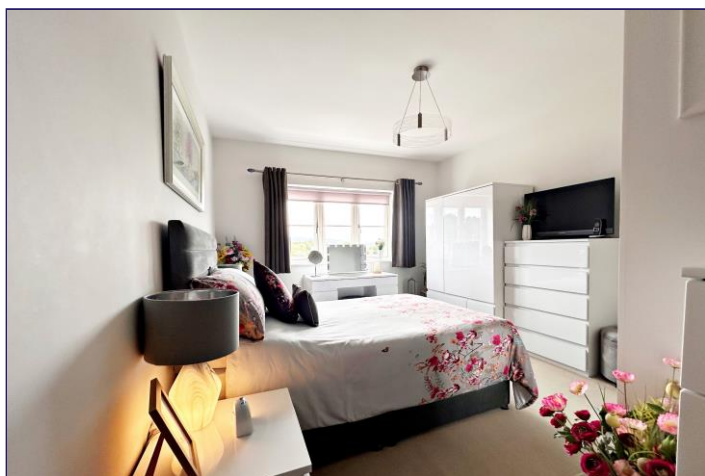
Laid to lawn with planting and a patio seating area. Stunning views to Bredon Hill.



Tenure: Freehold

Council Tax Band: E

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2JA





Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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N446 Ravensworth 01670 713330

