



Willow Close, Persnore

£365,000

- Three bedroom 'split level' detached bungalow
- Lovely views to Bredon Hill from the garden
- Quiet cul-de-sac location
- Lounge with vaulted ceiling and conservatory off
- Breakfast Kitchen
- Bedroom and wet room (on lower level)
- Two bedrooms and two bathrooms on the upper level
- Garage and parking

**Nigel Poole
& Partners**

Willow Close

Pershore

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****AN EXTENDED THREE BEDROOM 'SPLIT LEVEL' BUNGALOW WITH REAR VIEWS TO BREDON HILL**** The lower level of this detached bungalow has a vaulted ceiling lounge; breakfast kitchen; conservatory; bedroom and wet room thus allowing complete living without using the upper level. There are two bedrooms and two bathrooms located on the upper level. The enclosed rear garden has lovely views to Bredon Hill. Garage and parking. Quiet cul-de-sac location. NO CHAIN.

Front

A blocked paved drive providing off road parking and leads to the garage and entrance door. The front garden is lawned with some planting. Gated side access.

Entrance Hall

Obscure double glazed entrance door with side window. Window into bathroom. Glazed door into inner hallway.

Inner Hallway

L-shaped. Airing cupboard with shelving. Access into loft. Obscure glazed panelling. Two radiators. Sliding door leading to stairs down into lounge.

Lounge 17' 5" x 15' 1" (5.30m x 4.59m)

Vaulted ceiling. Feature chimney breast with electric wood burner effect fire. Two pendant light fittings. Radiator. Double glazed sliding patio door into the conservatory.



Conservatory 14' 7" x 7' 3" (4.44m x 2.21m)

Being of brick and upvc construction with French doors into the garden. Tiled floor.

Breakfast Kitchen 16' 10" x 8' 9" (5.13m x 2.66m)

Double slide window to the front and double glazed door to the side aspects. Range of wall and base units surmounted by wood effect work surface. One and a half bowl ceramic sink and drainer with mixer tap. Tiled splash backs. Integrated oven and four ring gas hob with extractor hood. Plumbing and space for washing machine. Space for dishwasher. Integrated freezer. Pantry with shelving. Space for fridge freezer. Radiator.



Bedroom One 15' 10" max into wardrobes x 9' 5" (4.82m x 2.87m)

Double glazed window to the front. Fitted wardrobes. Radiator.



Bedroom Two 9' 8" x 6' 2" (2.94m x 1.88m)

Double glazed window to the front aspect. Radiator.

Bathroom 8' 9" max x 5' 5" (2.66m x 1.65m)

Obscure window into hall. Panelled bath with mixer/shower head tap. Pedestal wash hand basin. Tiled splash backs. Radiator.

Shower Room 8' 9" min x 5' 5" (2.66m x 1.65m)

Obscure double glazed window to the side aspect. Tiled shower cubicle with mains fed shower. Vanity wash hand basin. Low level w.c. Half tiled walls. Radiator.

Bedroom Three 8' 0" x 12' 1" (2.44m x 3.68m)

Double glazed window to the side aspect. Radiator.

En-suite Wetroom 8' 0" x 7' 6" (2.44m x 2.28m)

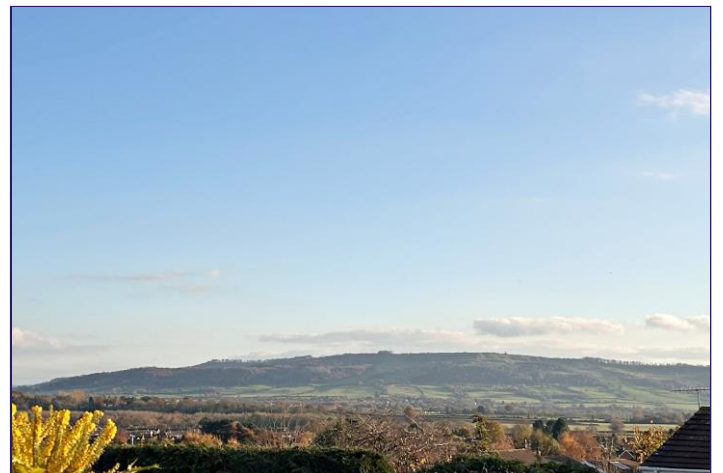
Obscure double glazed window to the rear aspect. Vanity hand wash basin with mirror and light above. Mira electric shower. Low level w.c. Fully tiled walls. Extractor. Ladder towel rail.

Rear Garden

The enclosed rear garden has lovely views to Bredon Hill. There is gated access to the front at one side. The garden is laid to lawn with a variety of planted beds and borders. Patio seating area and hard landscaped area for a shed.

Garage 16' 0" x 8' 0" (4.87m x 2.44m)

Up and over door to the front. Light and power. Wall mounted Potterton gas-fired boiler. Access into loft.



Tenure: Freehold

Council Tax Band: E

Mobile and Broadband 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 1JN



Ground Floor

Approx. 130.7 sq. metres (1406.6 sq. feet)

Total area: approx. 130.7 sq. metres (1406.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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