



Little Penny Rope, Pershore

Asking Price: £435,000

- A light and airy four bedroom detached family home
- Significantly upgraded over recent years
- Lounge and open plan kitchen/dining room
- Four bedrooms - three doubles and a single - master with fitted wardrobes and en-suite
- Family bathroom and ground floor cloakroom
- Enclosed rear garden with storage shed/summer house (with light and power)
- Detached garage and parking
- Cul de sac location
- NO ONWARD CHAIN

**Nigel Poole
& Partners**

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****REFURBISHED THROUGHTOUT OVER RECENT YEARS- LIGHT AND AIRY FOUR BEDROOM DETACHED FAMILY HOME WITH DETACHED GARAGE**** Improvements to this neutrally decorated family home include: New windows and doors (both internal and external); new boiler and radiators; kitchen and dining room now open plan with refitted kitchen and appliances; bathroom, en-suite and cloakroom all replaced; new oak staircase; new carpets and flooring throughout. Entrance hall; lounge with double doors into the dining room; open plan kitchen (with integrated appliances) and dining room with French doors into the rear garden; three double bedrooms - master with fitted wardrobes and en-suite; further single bedroom. Family bathroom and ground floor w.c. Gardens to the front and rear. Detached garage. Wooden storage shed/summer house with light and power. There is an enclosed lean to at the side of the house with up and over door onto the drive. Cul-de-sac location. NO CHAIN.

Front

Laid to lawn with shrub planting. Pathway to entrance door under a storm canopy porch. Drive providing parking for one or two vehicles. Up and over door leading to covered lean to.

Entrance Hall

Decorative obscure double glazed entrance door. Double glazed window to the front. Oak staircase rising to the first floor with storage cupboard below. Coving to the ceiling. Tiled floor. Radiator. Telephone point. Doors into lounge; kitchen and cloakroom.

Lounge 13' 2" x 10' 7" (4.01m x 3.22m)

Double glazed window to the front aspect. Alcove with shelving. Coving to the ceiling. Radiator. Television point. Double oak glazed doors into the dining room.



Dining Room 12' 4" x 10' 7" (3.76m x 3.22m)

Double glazed French doors into the garden. Two contemporary vertical radiators. Coving to the ceiling. Open plan into the kitchen.

Kitchen 15' 1" max x 10' 4" (4.59m x 3.15m)

Double glazed window to the rear aspect. Fitted with a range of cream 'shaker style' wall and base units with breakfast bar wooden block work surface with upstands. Integrated appliances include: Four ring gas hob with extractor hood, Zanussi oven and grill, dishwasher; fridge and freezer and washing machine. One cupboard housing the gas-fired combination boiler (fitted in 2020). Wall units have downlighting and there is kick board lighting. Tiled floor. Coving and down lights to the ceiling. Double glazed door leading to the side of the house. with covered lean to.



W.C. 7' 0" x 3' 3" (2.13m x 0.99m)

Obscure circular window to the side aspect. Vanity wash hand basin. Low level w.c. Half height tiling to the walls. Wood effect flooring. Radiator.

Landing

Obscure double glazed window to the side aspect. Airing cupboard with shelving. Access into loft (which is insulated, boarded with ladder and light). Radiator. Doors leading off.

Bedroom One 12' 7" max x 10' 7" max (3.83m x 3.22m)

Double glazed window to the rear aspect. Fitted wardrobes. Coving to the ceiling. Radiator.



Bedroom Two 10' 5" x 9' 9" (3.17m x 2.97m)

Double glazed window to the front aspect. Coving to the ceiling. Radiator.

Bedroom Three 10' 7" x 7' 3" (3.22m x 2.21m)

Double glazed window to the rear aspect. Radiator.

Bedroom Four 7' 10" x 6' 9" (2.39m x 2.06m)

Double glazed window to the front aspect. Radiator.

Family Bathroom 6' 11" x 5' 10" (2.11m x 1.78m)

Obscure double glazed window to the side aspect. P shaped bath with twin head mains fed shower, mixer tap and glass screen. Vanity wash hand basin. Low level w.c. Fully tiled walls and floor. Towel/ladder radiator. Coving to the ceiling with down lights. Extractor fan. Shaver point.

En-Suite 7' 1" max x 4' 0" (2.16m x 1.22m)

Obscure double glazed window to the side aspect. Shower cubicle with mains fed shower. Pedestal wash hand basin. Low level w.c. Fully tiled walls and floor. Towel/ladder radiator. Extractor fan. Shaver point.



Rear Garden

Enclosed by fencing. Patio seating area. Shaped lawn with borders containing a variety of planting including fruit trees, shrubs and flowering plants. Wooden storage shed/summer house (10ft x 7ft 9) with light and power. Water tap and water butts. Exterior light.

Garage 18' 1" x 9' 0" (5.51m x 2.74m)

Up and over door to the front and pedestrian door to the rear. Storage into roof space. Light and power. Shelving and small work bench.

Covered Lean To

There is an covered lean to at the side of the house with an up and over door onto the drive. There is a second door available to be hung to the rear of the lean to to provide another enclosed area for storage/parking.

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 WRO 1QN

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