



Roslyn Stores, Main Street Pinvin

Offers in the Region Of: £575,000

- An exceptional detached* property presented to a high standard throughout
- Four bedrooms – one on the ground floor with en-suite
- Superb kitchen/ dining/ family room with bi-fold doors into the garden. Separate utility room
- Living room with Inglenook; snug and office
- Contemporary décor with some character features
- Extensive garden with outdoor kitchen; pond; chicken coop
- Electric gates leading to a rear driveway with parking for several vehicles. Detached double wooden garage
- Village location within easy walking distance of Pershore High School
- *A small part of the kitchen wall is link detached with the neighbour's garage

**Nigel Poole
& Partners**

Roslyn Stores, Main Street

Pinvin

Offers in the Region Of: £575,000

****THIS EXCEPTIONAL PROPERTY IS ONE THAT MUST BE VIEWED TO FULLY APPRECIATE THE EXTENT OF THE LIVING ACCOMODATION ON OFFER AND QUALITY OF FINISH**** It has a side/rear extension and offers almost 2,500 sq. ft. of living space. Entrance hall with built in storage; superb kitchen/dining/family room with bi-fold doors into the garden, centre island with breakfast bar and Leisure range cooker; separate utility; living room with exposed brick Inglenook and ceiling beams; snug; office. Ground floor double bedroom with en-suite. First floor with three bedrooms (one with feature cast iron fireplace) and family bathroom – fitted with a four piece suite including free standing roll top bath. Presented to a high standard throughout. The good sized garden is private, laid to lawn with mature planting, raised railway sleeper ornamental pond, gravelled patio seating area with outdoor kitchen. Driveway with parking for several vehicles (accessed from the front through double electric gates). At the top of the drive is detached wooden garage (suitable for smaller cars only) with two sets of double doors.

Front

Double fronted property with box window planters. Access to the side door and double electric gates to the rear driveway.

Entrance Hall 23' 10" x 11' 10" (7.26m x 3.60m) Max

'L' shaped entrance hall with built in storage. Access to the office; snug; bedroom four and kitchen. Pendant light fittings; Radiator.

Office 15' 1" x 13' 9" (4.59m x 4.19m) Max

Double glazed window to the front aspect. Built in seating area. Down lights and pendant light fitting. Radiator.

Snug 9' 2" x 13' 0" (2.79m x 3.96m) Max

Down lights. Television point.

Living room 12' 0" x 24' 2" (3.65m x 7.36m) Max

Two double glazed windows to the front aspect. Exposed beams. Inglenook fireplace. Pendant light fittings. Two radiators.



Kitchen/ Dining/ Family Room 12' 0" x 24' 2"

(3.65m x 7.36m) Max

Double glazed windows to the rear aspect. Double glazed bi-folding doors to the rear aspect. Double glazed sky light. Range of wall and base units with wooden work top. Integrated fridge/freezer and dishwasher. Belfast sink with mixer tap. Gas Range cooker. Centre island with storage and breakfast bar; marble work top. Space for gas range cooker. Log burner fireplace. Storage cupboard. Door to front. Door to utility room; Living room; stairs rising up. Tiled flooring. Down lights. Radiator.



Utility Room 5' 4" x 13' 10" (1.62m x 4.21m) Max

Range of wall and base units with wooden worktops. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Space for an American fridge freezer (can be purchased by separate negotiation). Gas fired Worcester boiler with HIVE smart heating). Wooden door with double glazed glass window to the rear garden. Down lights. Radiator.

Bedroom One 13' 1" x 13' 4" (3.98m x 4.06m) Max

Double glazed window to the rear aspect. Integrated dressing table. Cast Iron fire surround. Pendant light fitting. Radiator.



Bedroom Two 10' 2" x 12' 1" (3.10m x 3.68m) Max

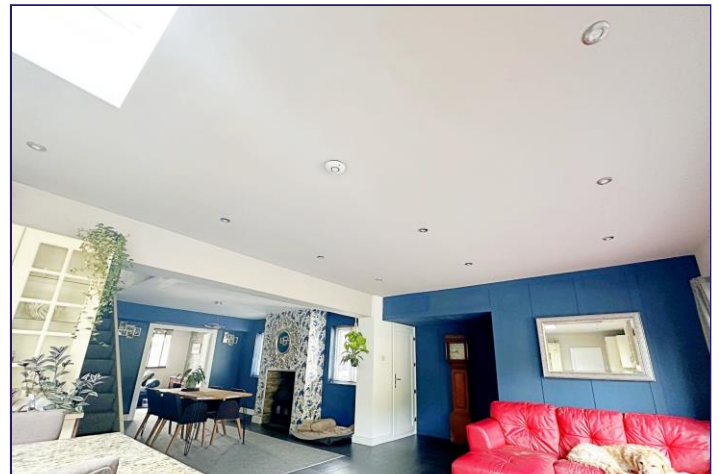
Double glazed window to the front aspect. Pendant light fitting. Radiator.

Bedroom Three 13' 4" x 12' 0" (4.06m x 3.65m) Max

Double glazed window to the front aspect. Pendant light fitting. Radiator. Access to the loft.

Bathroom 9' 8" x 10' 7" (2.94m x 3.22m) Max

Double glazed window to the rear aspect. Double hand wash basins with mixer taps; free standing roll top bath with mixer tap; walk in mains fed shower with mixer hose, over head shower, glass screen; low level w.c.; built in TV and cupboard. Pendant light fitting and down lights. Central heating ladder rail. Access to a boarded loft.



Landing

Storage cupboard. Access to three bedrooms and family bathroom

Bedroom Four 23' 6" x 14' 4" (7.16m x 4.37m) Max

Ground floor bedroom. Double glazed French doors to the rear garden. Pendant light fitting and down lights. Radiator. En-suite with pedestal hand wash basin; low level w.c.; walk in corner shower with mains fed mixer tap and glass screen. Central heated ladder rail. Built in storage with hanging rail.

Garden

Gravelled patio seating area. Outdoor kitchen with wooden worktops; Belfast sink with mixer tap, Two fryers; shelving. Steps rising to the lawn. Fish Pond. Chicken coop. Wooden double garage. Parking for several vehicles. Double electric gates to the front. Outside watering tap.

Tenure: Freehold

Council Tax band: F

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 2ER

Location

Located in Pinvin village, the property is just a few minutes' drive from the centre of Pershore with independent shops, pubs and restaurants, leisure centre and the Number 8 community arts centre. Pinvin has excellent transport connections with easy access to the motorway, Pershore train station and Worcestershire Parkway. Pinvin itself has a preschool and a junior school, the beautiful St Nicholas Church, playing field and public house.

Roslyn Stores, Main Street, Pinvin, WR10 2ER



Total Approx Area: 232.0 m² ... 2497 ft² (excluding outdoor kitchen & patio area)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

 rightmove.co.uk
The UK's number one property website