



Hanson Way Pershore

£437,500

- Four bedroom detached house
- Superb open plan kitchen/dining/family room
- Separate utility room
- Conservatory and study
- Garden room/gym
- Master bedroom with en-suite
- Garage and driveway
- Sought after town location
- No upward chain

Nigel Poole
& Partners

Hanson Way

Pershore

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****FOUR BEDROOM DETACHED HOUSE**** Cloakroom; living room with views to Bedon Hill; superb kitchen/dining/family room; conservatory; study and a garden room/gym. On the first floor there are four bedrooms the master with en-suite plus a family bathroom. The rear garden is laid to lawn with decked patio seating areas. Garage and driveway. Easy access to Pershore town centre with its independent retailers, beautiful Abbey and park, the Pershore train station, Worcester Parkways train station and excellent links to the motorway.

Front

Driveway and garage. Fore garden with steps to the entrance.

Entrance Hall

Doors to the cloakroom, living room and the kitchen/dining room. Stairs rising to the first floor with under stairs storage cupboard. Radiator.

Cloakroom 5' 11" x 2' 9" (1.80m x 0.84m)

Obscure double glazed window to the front aspect. Wall mounted wash hand basin and low flush w.c. Radiator.

Living Room 16' 5" x 10' 9" (5.00m x 3.27m)

Double glazed window to the front aspect. Radiator.



Kitchen/Dining/Family Room 21' 4" x 15' 11" (6.50m x 4.85m) max

Double glazed window to the rear aspect. Open plan to the conservatory. Obscure glazed door to the utility room. Wall and base units surmounted by worksurface. One and a half stainless steel sink and drainer with mixer tap. Tiled splashbacks. Island with base units and a breakfast bar. Integrated oven, microwave, five ring gas hob and extractor fan. Dishwasher. Space for an American style fridge freezer. Fitted corner seating and room for a dining table. Oak wood flooring. Radiator.



Utility Room 7' 7" x 5' 2" (2.31m x 1.57m)

Obscure double glazed door to the side aspect. Wall and base units surmounted by worksurface. Space and plumbing for appliances. Radiator.

Conservatory 11' 8" x 10' 3" (3.55m x 3.12m) max

Built of brick and double glazed windows with an insulated ceiling. Open plan to the study.

Study 9' 8" x 7' 9" (2.94m x 2.36m)

Double glazed windows and French doors to the garden. Double glazed window to the kitchen. Door to the garage. Radiator.

Gym/Garden Room 9' 4" x 6' 1" (2.84m x 1.85m)

Built of brick and double-glazed windows.

Power and light.

Landing

Double glazed window to the side aspect. Access to the part boarded loft with ladder. Doors to the bedrooms, bathroom and airing cupboard. Radiator.

23 High Street, Pershore WR10 1AA

Master Bedroom 12' 1" x 10' 9" (3.68m x 3.27m) max

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



En-suite 5' 7" x 3' 0" (1.70m x 0.91m)

Obscure double glazed window to the rear aspect. Shower cubicle with mains fed shower. Vanity wash hand basin. Low flush w.c. Tiled splashbacks and flooring.

Bedroom Two 10' 8" x 9' 0" (3.25m x 2.74m)

Double glazed window to the front aspect with views to Bredon Hill. Radiator.



Bedroom Three 10' 6" x 7' 0" (3.20m x 2.13m)

Double glazed window to the rear aspect. Radiator.

Bedroom Four 10' 3" x 7' 0" (3.12m x 2.13m)

Double glazed window to the front aspect with views to Bredon Hill. Storage cupboard. Radiator.

Bathroom 6' 9" x 6' 4" (2.06m x 1.93m)

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

Garage 18' 4" x 8' 8" (5.58m x 2.64m)

Up and over door. Power and light. Door to the gym. Wall mounted gas fired Worcester boiler.

Garden

Laid to lawn with decked patio seating areas and garden shed.

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 1QW





Approximate for reference only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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