



Allesborough Drive Pershore

£415,000

- Four bedroom detached family home
- Living room, dining room and study
- Kitchen with integrated oven, hob and space for appliances
- Garden with summerhouse
- Garage and driveway
- Sought after town location
- Convenient links to the motorway and Worcestershire Parkway

Nigel Poole
& Partners

Allesborough Drive

Pershore

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****FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT-AFTER TOWN LOCATION**** Porch; entrance hall; cloakroom; living room; dining room; study and kitchen. On the first floor there four bedrooms, en-suite and a family bathroom. The rear garden is laid to lawn with planting and patio seating areas. Garden shed and insulated summerhouse. Garage and driveway. Pershore town centre, a thriving town with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre and schools. Easy access to motorway links and public transport with the Pershore train station and Worcestershire Parkway train station a ten-minute drive away.

Front

Laid to artificial lawn with planted beds. Block paved driveway. Gated access to the rear of the property.

Porch

Double glazed window and sliding door to the entrance hall.

Entrance Hall

Doors to the cloakroom, study, living room and dining room. Under stairs storage cupboard. Stairs rising to the first floor.

Cloakroom 5' 6" x 2' 8" (1.68m x 0.81m) max

Wall mounted wash hand basin and low flush w.c. Karndean flooring.

Living Room 23' 0" x 12' 8" (7.01m x 3.86m) max

Double glazed window to the front aspect. Double glazed sliding doors to the rear garden. Living flame gas fire with marble surround and hearth.



Dining Room 14' 4" x 12' 11" (4.37m x 3.93m) max

Double glazed window and sliding doors to the garden. Glazed door to the kitchen. Fitted cupboards. Karndean flooring. Cupboard housing the Hi Spec J65/J90 Cleanflow heating system.

Kitchen 13' 9" x 10' 0" (4.19m x 3.05m) max

Double glazed window to the rear aspect. Obscure double glazed door to the side aspect. Wall and base units surmounted by Granite worksurface. One and a half sink and drainer with mixer tap. Integrated oven and hob with extractor fan over. Space and plumbing for appliances. Laminate flooring.



Study 7' 10" x 5' 10" (2.39m x 1.78m)

Double glazed window to the front aspect.

Landing

Double glazed window to the side aspect. Airing cupboard housing the hot water cylinder. Doors to four bedrooms and bathroom.

Master Bedroom 14' 9" x 11' 2" (4.49m x 3.40m) max

Double glazed window to the rear aspect. Fitted wardrobe. Vanity wash hand basin.

Bedroom Two 12' 0" x 8' 2" (3.65m x 2.49m)

Double glazed window to the front aspect. Sliding doors to the bedroom three.

Bedroom Three 8' 3" x 8' 2" (2.51m x 2.49m)

Double glazed window to the front aspect. Door to the en-suite.

En-suite 8' 2" x 2' 11" (2.49m x 0.89m)

Shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Tiled flooring.

Bedroom Four 9' 0" x 6' 5" (2.74m x 1.95m)

Double glazed window to the rear aspect.

Bathroom 7' 5" x 5' 6" (2.26m x 1.68m)

Obscure double glazed window to the rear aspect. Panelled bath with mains shower over. Mermaid splashback. Wall mounted wash hand basin and low flush w.c. Karndean flooring.

Garage 16' 10" x 8' 8" (5.13m x 2.64m)

Remote control roller door. Power and light. Door to the side aspect.

Garden

Laid to lawn with established planting. Patio seating areas. Garden shed and an insulated summerhouse.



Tenure: Freehold Council Tax Band: E

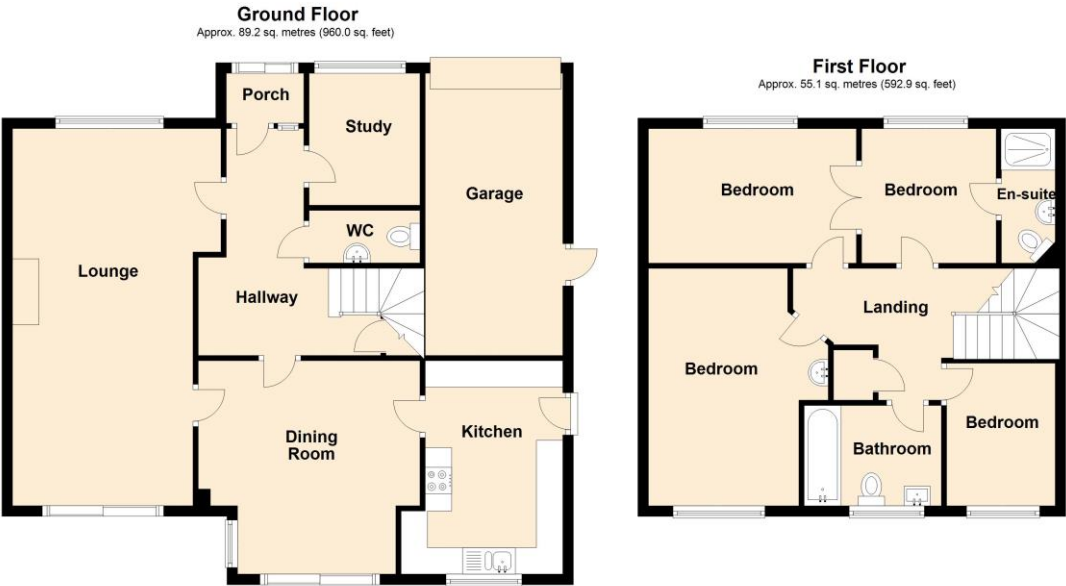
Solar Panels to heat the water.

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 1JH**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	54 D	78 C
39-54	E		
21-38	F		
1-20	G		

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