



Loughmill Road Pershore

£425,000

- Four bedroom semi-detached house
- Superb open plan kitchen/dining room
- Garden room with bi-fold doors to the garden
- Master bedroom with en-suite
- South facing rear garden to include a barbecue and pizza oven
- Corner plot with garage and parking for several vehicles
- Sought after town location

Nigel Poole
& Partners

Loughmill Road

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****FOUR BEDROOM SEMI DETACHED HOUSE LOCATED ON THE POPULAR VINEYARDS ESTATE WITH VIEWS TO BREDON HILL**** Entrance hall; cloakroom; lounge; superb open plan kitchen/dining room with bi-fold doors to the garden room. The garden room has bi-fold doors opening to the South facing garden. On the first floor are four bedrooms the master with an en-suite and there is a family bathroom. The rear garden is laid to lawn with a patio seating area and a decked area with a pergola, barbecue and pizza oven. Garage and driveway with parking for several vehicles. Pershore town centre has amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, leisure centre, a theatre and schools. Easy access to motorway links and public transport with the Pershore train station and Worcestershire Parkway.

Front

Laid to lawn with planting. Corner plot with parking and access to the rear of the property and garage.

Entrance Hall

Doors to the lounge, kitchen/dining room, cloakroom and storage cupboard. Radiator.

Cloakroom

Obscure double glazed window. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Radiator.

Lounge 13' 4" x 12' 8" (4.06m x 3.86m)

Double glazed window to the front aspect. Glazed French doors to the kitchen/dining room. Wall mounted gas fire. Radiator.



Kitchen/Dining Room 31' 5" x 14' 7" (9.57m x 4.44m) max

Double glazed dual aspect windows and double glazed bi-fold doors to the garden room. Wall and base units surmounted by worksurface. One and a half sink and drainer with mixer tap. Tiled splashbacks. Integrated double oven and microwave. Island with an integrated gas hob and extractor fan over. Space and plumbing for appliances. Space for an American style fridge freezer. Laminate flooring. Two radiators. Storage cupboard. Gas fired boiler.



Garden Room 15' 1" x 9' 10" (4.59m x 2.99m)

Double glazed dual aspect windows, double glazed bi-fold doors to the garden and a double glazed lantern window to the ceiling. Tiled flooring. Radiator.



23 High Street, Pershore WR10 1AA

Landing

Doors to four bedrooms and a family bathroom. Access to the loft.

Master Bedroom 20' 9" x 13' 7" (6.32m x 4.14m) max

Double glazed windows to the front and rear aspects. Radiator. Door to the en-suite.

En-suite 7' 4" x 5' 6" (2.23m x 1.68m)

Double glazed obscure window. Shower cubicle with mains fed shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Bedroom Two 12' 8" x 9' 11" (3.86m x 3.02m)

Double glazed window to the front aspect. Radiator. Cupboard housing the hot water cylinder.

Bedroom Three 11' 5" x 10' 5" (3.48m x 3.17m) max

Double glazed window to the rear aspect. Radiator.

Bedroom Four 9' 10" x 6' 6" (2.99m x 1.98m) max

Double glazed to the front aspect. Radiator. Storage cupboard.

Family Bathroom 6' 2" x 6' 0" (1.88m x 1.83m)

Obscure double glazed window. Panelled bath with Mira electric shower over. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Garage

The garage has a unique bar area to the rear out to the garden. Up and over door with power and light.

Garden

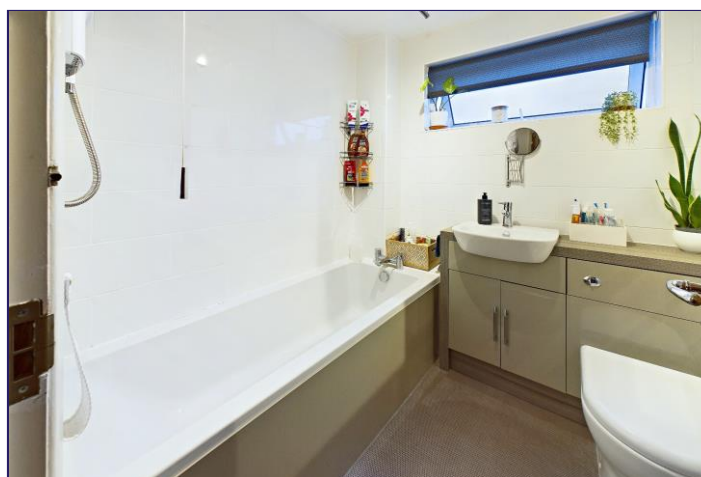
The South facing garden is laid to lawn with a patio and decked seating area with a pergola, barbecue and pizza oven. Two garden sheds. Door to the garage and gated access to the driveway.



Tenure: Freehold

Council Tax Band: C

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 1QB

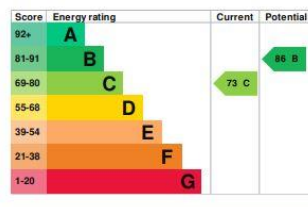
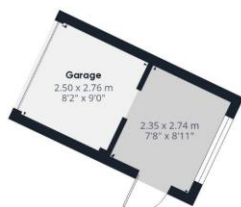




Floor 0



Floor 1



**Nigel Poole
& Partners**

Approximate total area[®]

154.79 m²
1666.12 ft²

Reduced headroom

1.14 m²
12.26 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

MISREPRESENTATION ACT 1991

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