



Ashdale Avenue Pershore

Asking Price: £475,000

- Four bedroom detached family home
- Living room, kitchen/dining room & separate utility
- Master bedroom with en-suite
- Family bathroom and downstairs cloakroom
- Detached double garage
- Sought after residential location
- Views to surrounding countryside
- **VIEWING AVAILABLE 7 DAYS A WEEK**

Nigel Poole
& Partners

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Pershore

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****A NEUTRALLY PRESENTED FAMILY HOME WITH SUPERB VIEWS TO THE OPEN COUNTRYSIDE AND BREDON HILL**** Entrance Hall, cloakroom, living room with double doors to the garden, kitchen/dining room and a separate utility room. Four bedrooms- the master having an en-suite plus there is a family bathroom. The tiered rear garden is laid to lawn and has mature planted borders and a patio seating area. Open countryside to the side aspect with far reaching views. To the front of the property is a detached double garage with off road parking. Cul-de-sac location, Ashdale Avenue is a very popular residential location within walking distance of the town centre.

Entrance Hall

Doors to the living room, kitchen/dining room and cloakroom. Stairs rising to the first floor. Tiled floor. Radiator.

Living Room 22' 0" x 12' 5" (6.71m x 3.78m)

Two double glazed sash windows to the front aspect. Double glazed French doors with side panels to the garden. Laminate wood flooring. Fireplace with living flame gas fire. Radiator.



Kitchen/Dining Room 22' 0" x 10' 9" (6.71m x 3.28m)

Two double glazed sash windows to the front aspect. Wall and base units surmounted by work surface. One and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated NEFF 5-Ring hob with extractor hood over. Integrated NEFF microwave and NEFF double 'eye level' oven and grill. Integrated dishwasher and fridge freezer. Open plan to the dining area. Double glazed French doors with side panels to garden. Tiled floor. Two radiators.

Utility 9' 6" x 6' 2" (2.9m x 1.88m)

Double glazed door and window. Units with stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and tumble dryer. Tiled splash backs. Tiled floor. Radiator. Extractor fan.

Cloakroom

Pedestal wash hand basin and low flush w.c. Radiator. Tiled splashbacks. Extractor.

Landing

Double glazed sash window to the front aspect. Access to the loft, which is part boarded. Airing cupboard with hot water tank and shelving. Doors leading off.

Master Bedroom 12' 8" x 12' 2" (3.86m x 3.71m)

Two double glazed sash windows to rear with view over open countryside. Two double fitted wardrobes. Television aerial point. Radiator.



En-suite 6' 9" max x 6' 6" max (2.06m x 1.98m)

Double glazed sash window to rear. Double shower cubicle with mains fed shower. Wash hand basin (with mirror and light with shaver point above) and low flush w.c. Tiled floor and splashbacks. Extractor fan. Central heated ladder rail.

Bedroom Two 11' 3" x 9' 8" (3.43m x 2.95m)

Two double glazed sash windows to the rear aspect. Radiator. Double and single fitted wardrobes. Television aerial point. Radiator.

Bedroom Three 11' 1" x 9' 8" (3.38m x 2.95m)

Two double glazed sash windows to the front aspect with views to Bredon Hill. Double and single fitted wardrobes. Television aerial point. Radiator.



Bedroom Four 12' 8" max x 9' 9" max (3.86m x 2.97m)

L-shaped. Double glazed sash window to the front aspect with views to Bredon Hill. Television aerial point. Radiator.

Bathroom

Double glazed sash window to front aspect. Panelled bath with mains fed shower over and glass screen. Wash hand basin. Low flush W.C. Tiled floor and splashbacks. Mirror with light above. Extractor fan.

Garage 17' 8" x 17' 1" (5.38m x 5.21m)

Two up and over doors. Door to side. Pitched roof. Shelving on back wall and storage in rafters. Tarmacadam driveway in front.

Rear Garden

The rear garden has far reaching views across open countryside and has gated side access to the front of the property. A patio area leads to steps up to the tiered garden which is laid to lawn with cotswold stone hard landscaping for garden furniture. There is also an ornamental pond.

Tenure: Freehold

Council Tax Band: F

Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit:

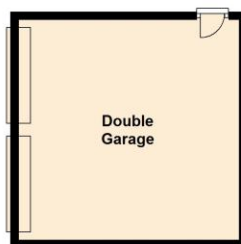
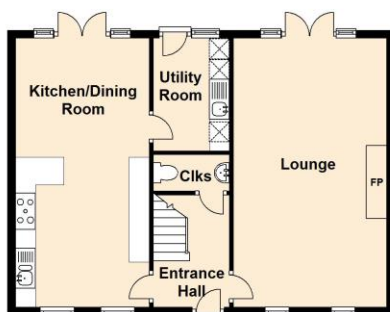
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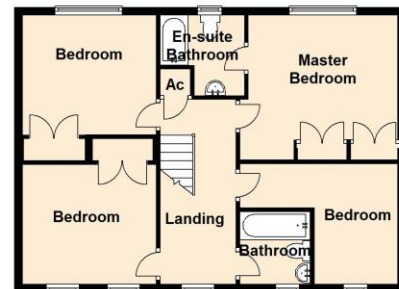
Ground Floor

Approx. 69.9 sq. metres (752.7 sq. feet)



First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



Total area: approx. 132.6 sq. metres (1427.7 sq. feet)

What3Words: sparkles.brilliant.without

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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