



Ryelands, Wyre Piddle

Offers in Excess of: £400,000

- Four bedroom detached family home
- All four bedrooms have fitted wardrobes
- Master bedroom with en-suite
- Family bathroom with a Jacuzzi bath
- Kitchen with integrated appliances
- Conservatory
- Garage and driveway
- Well established garden

Nigel Poole
& Partners

Ryelands

Wyre Piddle

Offers in Excess of: £400,000

****FOUR BEDROOM DETACHED FAMILY HOME IN A CUL DE SAC LOCATION IN AN IDYLIC RIVERSIDE VILLAGE**** Beautifully presented. Entrance hall; cloakroom; living room with feature fireplace; kitchen, dining room and conservatory. On the first floor there are four bedrooms, all with fitted wardrobes and the master bedroom having an en-suite. Family bathroom. Single garage. Well established rear garden. The village amenities include a public house, church and village hall. With easy access to the Georgian market town of Pershore providing excellent shopping, education, and leisure facilities.

Entrance Hall

Double glazed window and entrance door to the front aspect. Doors leading off. Under stairs storage cupboard. Wooden flooring. Stairs rising to the first floor. Radiator.

Kitchen 13' 0" x 8' 8" (3.96m x 2.64m)

Double glazed window to the rear aspect and a door into the rear garden. Wall and base units surmounted by work surface. Up stands. Integrated appliances - double oven, five ring gas fired hob, extractor hood, fridge and NEFF dishwasher. One and a half bowl with sink and drainer. Tiled flooring. Radiator.



Living Room 21' 8" x 11' 6" (6.60m x 3.50m)

Double glazed window to the front aspect. Fireplace with a gas fire. Television and telephone point. Archway into the hallway. Sliding door to the conservatory. Two radiators.



Dining Room 9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed window to the front aspect. Archway to the entrance hall. Wooden flooring.

Cloakroom 5' 6" x 2' 9" (1.68m x 0.84m)

Obscure double glazed window to the rear aspect. Wall mounted wash hand basin. Low level w.c. Central heated ladder rail. Wooden flooring.

Landing

Access into the loft which is partly boarded. Doors leading off. Airing cupboard with shelving.

Master Bedroom 11' 8" x 9' 0" (3.55m x 2.74m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

En Suite 6' 7" x 5' 5" (2.01m x 1.65m)

Obscure double glazed window to the front aspect. Vanity wash hand basin. Low level w.c. Shower cubicle with mains fed shower. Tiled splash backs. Tiled flooring. Central heated ladder rail.

Bedroom Two 11' 8" x 9' 0" (3.55m x 2.74m)

Double glazed window to the front aspect. Fitted wardrobes. Radiator.

Bedroom Three 9' 4" x 6' 8" (2.84m x 2.03m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

Bedroom Four 7' 2" x 7' 1" (2.18m x 2.16m)

Double glazed window to the front aspect. Fitted wardrobes. Radiator.

Bathroom 7' 9" x 7' 2" (2.36m x 2.18m)

Obscure double glazed window to the rear aspect. Wall mounted wash hand basin. Low level w.c. Jacuzzi bath. Central heated ladder rail. Tiled flooring and splash backs.

Conservatory 10' 2" x 10' 0" (3.10m x 3.05m)

Double glazed windows and French doors to the garden. Tiled flooring. Television and telephone point. Fan. Radiator.

Garage 17' 9" x 8' 6" (5.41m x 2.59m)

Power and lighting. Space and plumbing for a washing machine, tumble dryer and freezer.

Garden

Westerly facing enclosed rear garden with a secluded feel. Seating area. Laid to lawn with a further raised lawn area. Wooden storage shed. Outside water tap. Access into the garage. Side gated access.



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





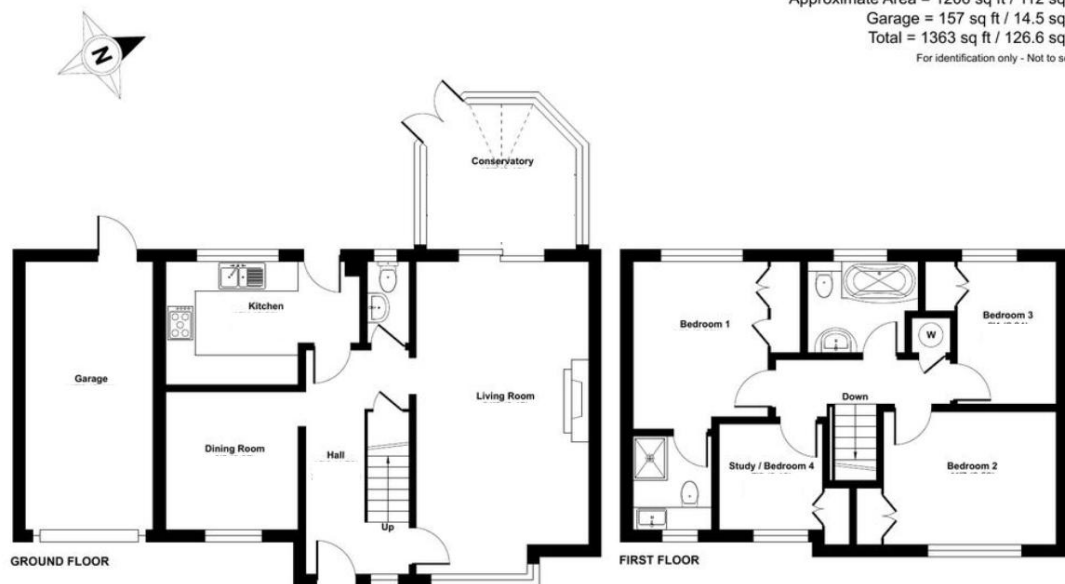
Ryelands, Wyre Piddle, Pershore, WR10

Approximate Area = 1206 sq ft / 112 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1363 sq ft / 126.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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