



# Appletree Court Pinvin

£620,000

- Characterful, immaculately presented detached four bedroom property
- Beautiful established garden with a garden room for outdoor entertaining
- Superb open plan kitchen/family room/snug with separate utility
- Light and airy living/dining room
- Master bedroom with en-suite
- Three further double bedrooms and a family bathroom
- Gated driveway with parking for several vehicles

Nigel Poole  
& Partners



# Appletree Court

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**\*\*DETACHED FOUR BEDROOM HOUSE IMMACULATELY PRESENTED WITH CHARM AND CHARACTER\*\*** Gated access to the property with a driveway and well-maintained garden. A stable door leads to the superb open plan kitchen/family room/snug giving you a feeling of a cosy ambience and space. A quality fitted kitchen, the family room and snug share the impressive fireplace housing the wood burning stove. There is a separate utility room also providing a cloakroom. The living/dining room is light and airy with an open fire. The boot room leads to the garden and the garden room provides an outdoor entertaining space. On the first floor there are four double bedrooms the master with en-suite and there is a family bathroom. Located in the village of Pinvin just a few minutes' drive from the centre of Pershore with a range of independent shops, pubs and restaurants, leisure centre and the Number 8 community arts centre. Pinvin has excellent transport connections and Worcestershire Parkway station is approximately a 6 mile drive away. Pinvin itself has a train station, a pre-school, junior school, a church, playing field, public house and a convenience store. The Memorial Hall hosts a range of activities and there is a network of public footpaths around the village.

## Front

Gated access to the front of the property with parking for several vehicles through to the beautiful established garden. Storm porch and stable door to the entrance hall.

## Kitchen/Family Room/Snug

Dual aspect double glazed windows and double glazed French doors. Superb open plan living with the focal point being the wood burning stove. The kitchen has a range of wall and base units surmounted by work surface. Ceramic sink and drainer with mixer tap. Breakfast bar. Door to the boot room. The family room/snug are open plan and share the stove with a stunning open fireplace.



## Boot Room

Double glazed door to the rear garden and door to the driveway. Flagstone flooring. Radiator.

## Hallway

The hallway is positioned in the middle of the property with doors off to the kitchen/family room/snug, living/dining room and the utility/cloakroom. Stairs rising to the first floor.

## Living/Dining Room

Light and airy with double glazed windows to the side aspect. Fireplace with an open fire. Two radiator.



## Utility/Cloakroom

Space and plumbing for appliances. Pedestal wash hand basin and low flush w.c. Worcester Green Star pressurised gas fired boiler. Radiator.

## Landing

Doors to four bedrooms and a bathroom. Radiator.

## Master Bedroom

Dual aspect double glazed windows. Fitted wardrobe. Radiator. Door to the en-suite. Access to the boarded loft.

## En-suite

Double glazed window. Panelled bath with hand held shower. Shower cubicle with mains fed shower. Vanity wash hand basin and low flush w.c. Radiator with towel rail.

## Bedroom Two

Double glazed window. Fitted wardrobe. Radiator.

23 High Street, Pershore WR10 1AA

## Bedroom Three

Double glazed window. Fitted wardrobe. Radiator.

## Bedroom Four

Double glazed window. Fitted wardrobe. Radiator. Access to a boarded loft.

## Bathroom

Obscure double glazed window. Panelled corner bath with mixer tap. Shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Radiator with towel rail.

## Garden

The well stocked garden is laid to lawn with patio seating areas. Garden room with a log burner, drinks bar, power and light. The outbuildings all with light and power provide excellent storage.



**Tenure: Freehold**

**Council Tax Band: E**

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