



Allesborough Drive, Pershore

Asking Price: £500,000

- An extended five bedroom detached family home
- Light and airy and well presented throughout
- Westerly facing rear garden
- Two reception rooms - lounge and sitting room
- Kitchen and separate utility room
- Dining room - open plan into kitchen (with integrated appliances)
- Study
- Master bedroom with en-suite; family bathroom and ground floor w.c.
- NO ONWARD CHAIN

**Nigel Poole
& Partners**

Allesborough Drive

Pershire

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****AN EXTENDED AND WELL PRESENTED FIVE BEDROOM DETACHED FAMILY HOME - FRONT BEDROOMS WITH FAR REACHING VIEWS**** This light and airy property is neutrally decorated and well presented throughout. Entrance hall with w.c. Triple aspect lounge with French doors into the garden and lovely exposed brick recessed fireplace with wood burning stove. Sitting room/reception room two with bi-fold doors into the dining room. The dining room is open plan into the kitchen which has integrated appliances including oven, grill, microwave, electric hob; fridge, freezer and dishwasher. Separate utility room with access into the garden and garage. Ground floor study. Master bedrooms with two double fitted wardrobes and en-suite. Three further double bedrooms plus a single. Family bathroom. There are three bedrooms with far reaching views over Pershire to the Abbey and beyond. The enclosed rear garden is westerly facing with three tiered levels - two are decked and one with lawn and summer house. There is a gravelled patio area to the side of house and the garden has a variety of mature planting. Single garage and drive. Offered for sale with NO ONWARD CHAIN.

Front

Sweeping planted bed with mature planting. Drive with parking for several vehicles.

Entrance Hall

Obscure and decorative double glazed entrance door with side window. Stairs rising to the first floor with storage cupboard below. Wood effect flooring. Radiator. Pendant ceiling light. Smoke detector. Doors into reception room two; study; kitchen and w.c.

Lounge/Reception Room One

Triple aspect room with double glazed windows to the front and side aspects and French doors (with sides windows) to the rear. Exposed brick recessed fireplace with wood burning stock and oak mantle. Wood effect flooring. Radiator. Pendant ceiling light.



Sitting Room/Reception Room Two

Double glazed window to the front aspect. Bi-fold doors into the dining room. Wood effect flooring. Radiator. Pendant ceiling light.

Kitchen

Double glazed window to the rear aspect. Range of cream gloss wall and base units surmounted by wooden block work surface with upstands. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include: Bosch oven and grill; four ring electric hob with extractor hood and decorative splash back; Baumatic microwave; fridge and freezer; Bosch dishwasher. Wood effect flooring. Down lights to the ceiling. Open plan into the dining room.



Dining Room

Double glazed French doors with side window into the rear garden. Wood effect flooring. Radiator. Bi-fold doors into sitting room/reception two. Pendant ceiling light. Door into lounge/reception one.

Study

Obscure window to the front aspect. Wood effect flooring. Pendant ceiling light. Radiator.

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Utility Room

Double glazed window and door to the rear aspect. Twin stainless steel sink unit with drainer and mixer tap. Wall unit. Cupboard housing Worcester gas-fired combination boiler. Space and plumbing for washing machine. Space for tumble dryer. Meter cupboards. Wood effect flooring. Radiator. Door and step down in the garage.

W.C.

Low level w.c. Wall mounted wash hand basin. Wood effect flooring. Extractor fan. Radiator.

Landing

Obscure window to the side aspect. Fitted storage cupboard with shelving. Access into loft. Two ceiling pendant sensor lights. Radiator. Doors leading off.

Bedroom One

Double glazed window to the front aspect with far reaching views and to Pershore Abbey. Two double fitted wardrobes. Pendant ceiling light. Radiator.

En-Suite

Obscure double glazed window to the rear aspect. Large tiled shower cubicle with two head mains fed shower. Vanity wash hand basin with mirror and light above. Low level w.c. Ladder/towel radiator. Wood effect flooring. Down lights to the ceiling. Extractor fan.

Bedroom Two

Double glazed window to the rear aspect. Double fitted wardrobe. Radiator.

Bedroom Three

Double glazed window to the front aspect with far reaching views. Recessed storage area with shelf and hanging rail. Radiator.

Bedroom Four

Double glazed window to the front aspect with far reaching views. Recessed storage area with shelf and hanging rail. Radiator.

Bedroom Five

Double glazed window to the rear aspect. Radiator.

Family Bathroom

Obscure double glazed window to the rear aspect. Matching white suite: Panelled bath with mains fed shower and glass screen. Pedestal wash hand basin. Low level. w.c. Wood effect flooring. Ladder/towel radiator. Down lights to the ceiling.



Westerly Facing Rear Garden

Enclosed by fencing with gated access at both sides to the front. The garden is over three 'tiers' with a gravelled seating area to one side of the house. Two tiers are decked with raised planter beds. The third tier is laid to lawn with as wooden summer house and a variety of mature planting including trees, shrubs and flowering plant.



Garage 17' 8" x 8' 7" (5.38m x 2.61m)

Double doors to the front. Light and power. Door and step up into utility room.

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 1JH



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