



# Pardoe Drive, Pershore

Asking Price: £450,000

- An immaculately presented five bedroom detached family home
- Superbly decorated throughout and finished to a high specification
- Spacious entrance hall
- Lounge
- Open plan kitchen/dining/family room with French doors into the garden
- Separate utility room with w.c.
- Master bedroom with en-suite
- Landscaped rear garden
- Driveway with parking for several vehicles

**Nigel Poole  
& Partners**

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**\*\*BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOME WITH SUPERB LANDSCAPED REAR GARDEN\*\*** This five-bedroom detached family home is finished to a high specification (being the development's ex-viewing home). It is beautifully decorated throughout and has a welcoming ambience. The spacious entrance hall leads into the lounge; dining room and open plan kitchen/dining room with French doors into the rear garden - bringing the indoor and outdoor spaces together. The newly fitted kitchen centres around an island with breakfast bar for four people; separate utility room and cloakroom. There are four double bedrooms and a single. The master has an en-suite plus there is a family bathroom. The rear garden has been landscaped with several seating areas to enjoy the sunshine throughout the day and features a gazebo covered in mature planting. The mature borders have an automated irrigation system keeping the flowers at their best. Parking for multiple vehicles. Built in 2017 with NHBC guarantee until March 2027. No onward chain.

## Front

Driveway with parking for multiple vehicles; gravel area; laid to lawn with mature planting including an apple tree; gated side access.

## Entrance Hall

Obscure double glazed entrance door; doors to living room and kitchen and arch way to dining room; stairs rising to the first floor; under stairs storage; pendant light; radiator; wood effect flooring.

## Lounge 15' 2" x 10' 9" (4.62m x 3.27m)

Double glazed window to the front aspect; electric fire; pendant light; radiator.



## Dining Room 21' 1" x 9' 11" (6.42m x 3.02m)

Double glazed window to the front aspect; pendant light; radiator; wood effect flooring

## Kitchen 21' 0" x 9' 11" (6.40m x 3.02m)

Double glazed window to rear aspect; double glazed French doors to rear patio area; a range of wall and base units with wood effect work surface; undercounter lights; integrated dishwasher; space for fridge freezer; space for range cooker; Zanussi angled cooker hood; ceramic sink with mixer tap and hose attachment; tiled splashback. Island with under counter storage and breakfast bar with wooden worktop. Down lights and pendant light; radiator. Wood effect floor; door to utility and entrance hall.



## Utility Room 6' 5" x 5' 7" (1.95m x 1.70m)

Obscure double glazed door to the rear aspect; door to kitchen and cloakroom; wall mounted gas-fired combination boiler; space and plumbing for washing machine; bench with storage below; pendant light; radiator.; wood effect flooring.

## Cloakroom

Double glazed window to side aspect; low level w.c; low level hand basin with tiled splashback; pendant light; radiator

23 High Street, Pershore WR10 1AA



## Landing

Doors leading off to bedrooms and family bathroom. Access to the loft, which is part-boarded with a light and ladder.

## Bedroom One 13' 5" x 10' 9" (4.09m x 3.27m)

Double glazed window to the front aspect; pendant light; radiator. Door to the en-suite.



## En-Suite 7' 8" x 4' 4" (2.34m x 1.32m)

Obscure double-glazed window to the front aspect; tiled shower cubicle with mains fed shower and glass door; pedestal wash hand basin with tiled splashback; low flush w.c. Pendant light fitting; extractor fan; radiator; wood effect flooring.



## Bedroom Two 11' 4" min x 10' 7" (3.45m x 3.22m)

Double glazed window to the front aspect; storage cupboard with shelving; pendant light fitting; radiator.

## Bedroom Three 11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed window to the rear aspect; pendant light fitting; radiator.

## Bedroom Four 10' 3" x 9' 5" (3.12m x 2.87m)

Double glazed window to the rear aspect; pendant light fitting; radiator.

## Bedroom Five 7' 2" x 6' 11" (2.18m x 2.11m)

Double glazed window to the rear aspect; pendant light fitting; radiator.

## Bathroom 9' 2" x 5' 6" (2.79m x 1.68m)

Obscure double glazed window to the side aspect; panelled bath with mains fed mixer shower and taps; glass screen; pedestal wash hand basin.; low flush w.c; part tiled walls; pendant light; extractor fan; radiator; wood effect flooring.

## Rear Garden

Landscaped garden with an irrigation system. It has various seating areas with a pergola covered area; laid to lawn; variety of mature planted borders; steps down to a hard landscaped area with a wooden storage shed; gated side access; outside watering tap; electric point.

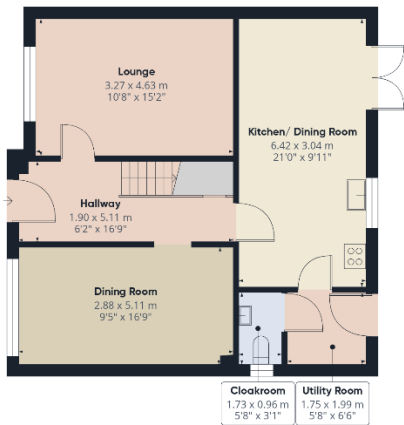


Tenure: Freehold

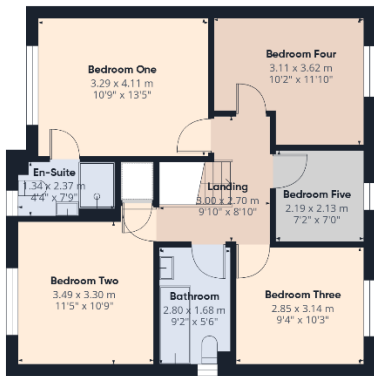
Council Tax Band: E

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 1RJ



Floor 0



Floor 1

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Approximate total area<sup>(1)</sup>  
127.9 m<sup>2</sup>  
1378 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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