



# Strawberry Place Pershore

Offers Over £340,000

- A beautifully presented three bedroom detached house
- Dual aspect living with French doors to the garden room
- Garden room with bi-fold doors to the patio seating area
- Superb kitchen/dining room with separate utility room
- Master bedroom with en-suite
- South facing garden
- Detached garage and driveway
- Under NHBC guarantee
- No upward chain

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& Partners

# Strawberry Place

Pershore

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\*\*A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE\*\* Entrance Hall; superb open plan kitchen/dining room with a separate utility room; cloakroom and living room with French doors to the garden room. The garden room (with a fully insulated roof) has bi-fold doors to the patio seating area. On the first floor there is a master bedroom with en-suite shower room; two further bedrooms and family bathroom. The South facing garden is low maintenance. Detached garage and driveway. Solar panels with battery storing their output. Within close proximity to Pershore town centre with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre and schools. Easy access to motorway links and public transport with the Pershore train station and Worcestershire Parkways train station a ten-minute drive away.

## Front

Driveway with parking for two vehicles. Gated access to the rear garden. Storm porch.

## Entrance Hall

Doors to the living room and kitchen. Stairs rising to the first floor. Luxury vinyl flooring. Radiator.

## Living Room 18' 5" x 10' 2" (5.61m x 3.10m)

Dual aspect double glazed windows. Double glazed French doors to the garden room.



## Garden Room 15' 10" x 10' 6" (4.82m x 3.20m)

Built of brick and double glazed windows, bi-fold doors to the garden with a double glazed door to the side. Fully insulated roof. Door to the utility room. Luxury vinyl flooring.

## Kitchen/Dining Room 18' 6" x 9' 5" (5.63m x 2.87m)

Double glazed window to the front and rear aspects. Wall and base units surmounted by worksurface. Stainless steel one and a half sink with mixer tap. Integrated induction hob with extractor fan over, eyelevel oven, fridge freezer and dishwasher. Space for a dining table. Doors to the utility room and under stairs storage cupboard. Luxury vinyl flooring. Radiator.



## Utility Room 6' 1" x 5' 2" (1.85m x 1.57m)

Obscure double glazed door to the garden room. Door to the cloakroom. Space and plumbing for appliances. Wall mounted gas fired Ideal boiler. Luxury vinyl flooring. Radiator.

## Cloakroom 4' 9" x 2' 11" (1.45m x 0.89m)

Wash hand basin and low flush w.c. Luxury vinyl flooring.

## Landing

Double glazed window. Doors to the bedrooms, bathroom and airing cupboard.

## Master Bedroom 18' 5" x 10' 5" (5.61m x 3.17m)

Triple aspect double glazed windows. Fitted wardrobes. Door to the en-suite. Radiator.

## En-suite 7' 4" x 3' 11" (2.23m x 1.19m)

Obscure double glazed window. Shower cubicle with mains fed shower. Tiled splashbacks. Pedestal wash hand basin and low flush w.c. Central heated ladder rail.

## Bedroom Two 10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed window to the front aspect. Radiator.

## Bedroom Three 9' 3" x 7' 7" (2.82m x 2.31m)

Double glazed window to the rear aspect. Radiator.

## Bathroom 7' 2" x 6' 1" (2.18m x 1.85m)

Obscure double glazed window to the front aspect. Panelled bath with Mira electric shower. Tiled splashbacks. Pedestal wash hand basin and low flush w.c. Central heated ladder rail.

## Garage

Up and over door with power and light. Door to the garden.

## Garden

Low maintenance South facing with artificial lawn and a patio seating area. Garden shed.

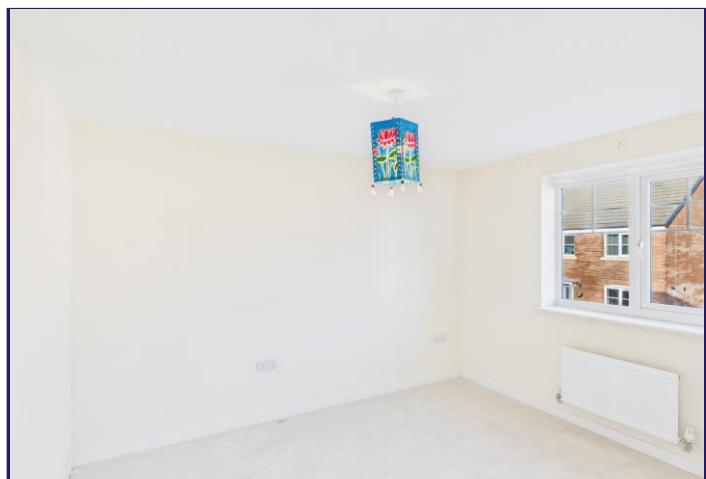


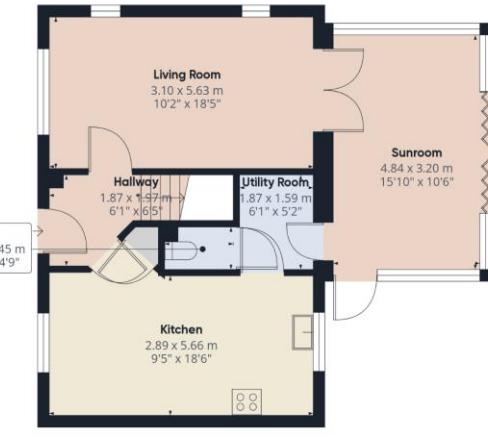
**Tenure: Freehold**

**Council Tax Band: D**

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**What3Words: streetcar.liability.mammal**





Floor 0

Approximate total area<sup>(1)</sup>  
101.2 m<sup>2</sup>  
1089.3 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C Standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	94 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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