



ESTATE AGENTS

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Hopwood House,
Main Street,
Pinvin,
Worcestershire.
WR10 2ES

For Sale

Price £520,000



AN INDIVIDUALLY DESIGNED DETACHED FOUR BEDROOM FAMILY HOME ,WELL PRESENTED, SET WITHIN THIS POPULAR VILLAGE WITH DETACHED DOUBLE GARAGE AND PRIVATE REAR GARDEN WITHIN WALKING DISTANCE OF EDUCATIONAL FACILITIES.

Canopied Porch, Entrance Lobby, Reception Hall, Cloakroom, Lounge (with Wood Burner), Separate Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Boot Room, Master Bedroom with En-Suite, Three Further Bedrooms and Family Bathroom, Detached Double Garage, Driveway, Pleasant Rear Garden.

Council Tax Band: F, EPC: C (69)

Residential Sales Particulars

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Situation

Hopwood House is built within the centre of the village, off the Main Street with private driveway to double garage at the front of this detached, well designed property, built circa 2001/2002. The vendors have improved this property, now being well presented offering modern, co-ordinated living accommodation with attractive kitchen/breakfast room, good sized lounge and separate dining room. There is free standing bedroom furniture which could be offered in the sale subject to negotiation. There are quality floor coverings and fixtures and fittings together with loft ladder and useful storage within this space. The garden to the rear is colourful and well attended together with an enclosed vegetable garden to the south gable.

Pinvin has undergone some development of new houses in recent years and with major roadworks to the A44, now provides better access to all main centres. There is a village first and second school together with recreation ground and Pershore High, which is within easy walking distance. Pinvin has a picturesque church. Pershore town is approximately one mile distant.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse; Cheltenham with National Hunt Horseracing, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

Viewing

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Canopied Entrance with lantern light.

Entrance Vestibule with quarry tiled floor covering, ceiling light point, panelled radiator and fully panelled glazed door into:

Spacious Reception Hall with panelled radiator, multi socket power points, pendant lights and useful enclosed under stair storage cupboard.

Stairway leading to first floor and doors off to:



Cloakroom with pedestal hand wash basin, tiled splash back and mirror over. Low flush WC, panelled radiator and opaque glazed window with blind. Extractor fan, ceiling light and chrome accessories. Karndean vinyl tile flooring.

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Lounge measuring approximately 16'2" x 13'1" (4.93m x 3.99m) with bay window with wooden Venetian blinds. Wall light points, feature exposed brick fireplace with Villager wood burning stove over quarry tiled hearth and timber beam with mantle shelf over. Panelled radiators, multi socket power points. Ceiling light points.



Dining Room measuring approximately 13'2" x 13'3" (4.01m x 4.04m) with panelled radiator, multi socket power points and wall light points. Ceiling light point. Fully glazed double doors with side panels lead out to rear garden.



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Study measuring approximately 8'7" x 6'9" (2.62m x 2.06m) front elevation window with roller blind. Ceiling light and power points. BT master socket and TV aerial point. Panelled radiator, vinyl tiled floor covering (Karndean).

Kitchen/Breakfast Room measuring overall approximately 17'6" x 9'8" (5.33m x 2.95m). Rear elevation windows with roman blinds. Range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. One and a half bowl single drainer sink unit with mixer tap. Built-in fridge and dishwasher. Five-burner gas hob, oven and grill, all Bosch. Co-ordinated tiled surrounds, wall mounted storage cupboards and display cabinet. Stainless steel extractor hood. Down lights to work top surfaces and inset ceiling lights. Larder cupboard, space for microwave and further base level drawers and storage cupboards. Ample multi socket power points, Karndean floor covering. Panelled radiator, breakfast area and TV aerial socket.



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Utility Room measuring approximately 8'5" x 5'8" (2.57m x 1.73m) with single drainer sink unit, mixer tap and plumbing for automatic washing machine. Space for tumble dryer. Work top surface with ceramic tiled surrounds. Ample multi socket power points, 24-hour time control/central heating and hot water. Space for upright fridge /freezer. Enclosed Valliant gas boiler. Shelving and storage. Rear elevation window. Extractor fan and access hatch to roof void. Karndean vinyl flooring.

Boot Room/Rear Lobby with front elevation window, multi socket power points, panelled radiator and wall mounted storage cupboard. Inset ceiling lights. Useful free-standing unit with work top surface, drawers and storage cupboards under. Door into hall and rear access door.

Stairs from reception hall lead up to first floor with balustrade.

Galleried Landing with panelled radiator, gable window and access hatch to roof void. Multi socket power points, central heating thermostatic control and pendant lights. **Airing cupboard** housing insulated hot water tank with immersion heater and slatted shelving.



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Bedroom One measuring approximately 16'2" x 13'1" (4.93m x 3.99m). Front elevation window with blind. Panelled radiator, multi socket power points. TV aerial socket and pendant ceiling lights.



En Suite Shower Room with pedestal hand wash basin with mixer tap. Low flush WC. Opaque glazed window with blind. Mirror fronted wall mounted cabinet. Shaver point. Walk-in shower with glazed screen and plumbed in shower, manual thermostatic control and fully ceramic tiled surrounds. Ceramic floor covering, inset ceiling lights and extractor fan. Upright chrome towel rail/radiator.



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Bedroom Two measuring approximately 13'1" x 13'3" (3.99m x 4.04m). Rear elevation window with roller blind. Panelled radiator, TV aerial socket, pendant light and multi socket power points.
(optional bedroom furniture consisting of bedside tables, six drawer tallboy and free-standing wardrobe cupboards).



Bedroom Three measuring approximately 8'9" x 10'4" (2.67m x 3.15m). Front elevation window with roller blind. Panelled radiator, pendant light, multi socket power points. TV aerial socket.



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Bedroom Four measuring approximately 10' x 9'3" (3.05m x 2.82m). Rear elevation window with roller blind. Panelled radiator, pendant light and multi socket power points.



Family Bathroom measuring approximately 9'4" x 7'8" (2.84m x 2.34m) being fully ceramic tiled. Low flush WC, vanity unit hand wash basin with mixer tap and useful storage under. Panelled bath and extractor fan. Separate built-in shower (Mira) with glazed folding shower screen door. Hint of mosaic pattern tiled surrounds. Upright chrome towel rail/radiator, mirror fronted cabinet with integral lights/shaver point and opaque glazed window with blind.



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Outside the Property

To the front there is gravelled driveway and turning space.

Detached Double Garage measuring approximately 16'4" x 16'6" (4.98m x 5.03m).
Automatic up and over door, light and power connected. Half panelled glazed side courtesy door.

To the side of the garage there is picket gate enclosure (for pet safety) with further log store and bin storage area. Paved pathway, meter points and side access door leads into rear garden with outside tap.

The rear garden has a paved terrace, sculptured lawn and well stocked colourful borders. Central feature magnolia tree, there is also a laburnum, apple, rhododendron to mention a few. There are outside sensors lights and a remote-control sun canopy.

To the south gable there is an enclosed vegetable garden. The whole is enclosed by mature hedgerow and close boarded fencing.



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- Services** All mains' services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold.
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band F**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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