



**ESTATE AGENTS**

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368  
residential@bomfordandcoffey.co.uk

**8 Paddock Close,**  
**Pershore,**  
**Worcestershire.**  
**WR10 1HJ**

**For Sale**

**Price £485,000**



**A GREATLY IMPROVED DETACHED FOUR BEDROOM TOWNHOUSE SET IN A CONVENIENT LOCATION AND HAVING LARGE CONSERVATORY /DINING ROOM TO THE REAR PLEASANT GARDEN. WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

Entrance Porch, Hallway, Cloakroom, Lounge, Kitchen/Breakfast Room, Conservatory/Dinning Room, Utility Room, Four Bedrooms, Family Bathroom, Garage And Carport, Rear Garden, Timber Stores, Off Road Parking  
EPC: D (68) COUNCIL BAND: E

*Residential Sales Particulars*

## **8, Paddock Close, Pershore, Worcestershire WR10 1HJ**

### **Situation**

Number 8 Paddock Close, is an extended detached four-bedroom family home in a good position being convenient for schooling and the town's amenities. This property has been improved by the present vendors adding a large conservatory style room to the rear and a rear lobby to utility room which leads to the garage and carport to the front. The house has been well maintained and has a fitted kitchen with open plan breakfast room and a good size lounge. There are four bedrooms and a family bathroom. The rear garden has been improved with a large paved terrace and newly seeded lawn together with two garden stores, all very neat and tidy and has a sunny aspect.

This property is well presented and there is no ongoing chain. The sole agent recommends early viewing to avoid disappointment.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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**

#### **BY APPOINTMENT ONLY**

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.



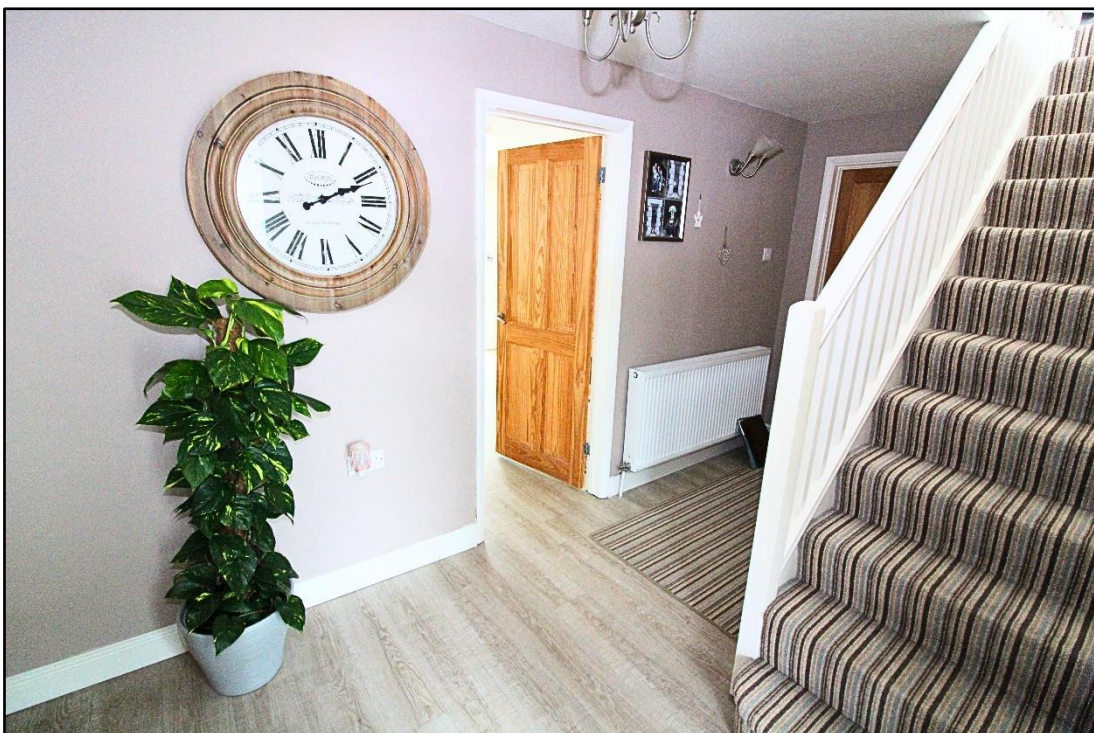
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### Property Comprises

**Entrance Porch** with UPVC front door with double glazed panels, door chime and Karndean floor covering. Ceiling light, fully glazed side panels to front door, being UPVC and having security lock.



**Reception Hall** with Karndean floor covering, panelled radiator and pendant light. Multi socket power points, wall light point and useful under stair storage cupboard. Stairway to first floor and doors off to





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**Cloak Room** comprising low flush WC, handwash basin with mixer tap and storage cupboard under, tiled splashback. Wall mounted consumer unit and panelled radiator, towel rail over. Pull cord light switch and ceiling light. Opaque glazed window with roller blind, further floor covering. Timber door into



**Lounge** measuring overall approximately 19'6" x 11'10" (5.97m x 3.38m) with dual aspect double glazed windows with venetian blinds. TV aerial point, ceiling light and power points. Panelled radiators. Rear elevation fully double-glazed double doors lead out to paved terrace. Coved ceiling. Chimney breast with electric fire inset. Through to



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**Kitchen / Breakfast Room** measuring overall approximately 18' x 12' (5.48m x 3.65m) with range of fitted kitchen units comprising peninsular breakfast bar with work top surfaces, drawers and storage cupboards under. Base level fridge, plumbed in dishwasher and one and a half bowl laminated sink unit with drainer and mixer tap. Ceramic tiled surrounds and ample multi socket power points. USB chargers. Wall mounted kitchen units, built-in NEFF oven and grill, 4-ring induction hob and extractor over. Inset ceiling lights, rear elevation double glazed window, pendant light and upright panelled radiator, useful pan drawer, timber styled floor covering in breakfast area. Fully glazed double doors lead into



**Conservatory / Dining Area** measuring overall approximately 11'7" x 16'6 (3.56m x 5.59m) with Velux roof light windows, panelled radiator, tiled style floor covering and double-glazed panels with opening quarters and roller blinds. Fully glazed double doors lead out to terrace. TV aerial point and power points.





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From the kitchen there is half panelled glazed door leading into **Rear Lobby** with front access door into car port and rear access door into garden. Ceramic floor covering, Velux roof light window and cat flap

**Utility Room** measuring approximately 8'5" x 9" (2.59m x 2.74m) with ceramic floor covering, work top surface and single drainer stainless steel sink unit with storage cupboard under. Plumbing for automatic washing machine and space for tumble dryer. Wall mounted storage cupboards. Ceiling light and space for fridge and freezers. Multi socket power points. Door into



**Garage/Store** measuring internally 8'6" x 13' (2.62m x 3.96m) with single up and over door, ceiling light, independent circuit breaker and multi socket power points.

From the hall stairway with balustrading leads up to first floor

**Landing** with further balustrading, panelled radiator and front elevation large, double-glazed window Access hatch to roof void, pendant light and multi socket power points. Boiler Cupboard with combi boiler and shelving

**Bedroom One** measuring approximately 12' x 12'2" (3.65m x 3.71m) with dual aspect double glazed windows, panelled radiator, vertical blinds, light and power points. TV aerial point, built in wardrobe cupboard with folding doors, dimmer switch.



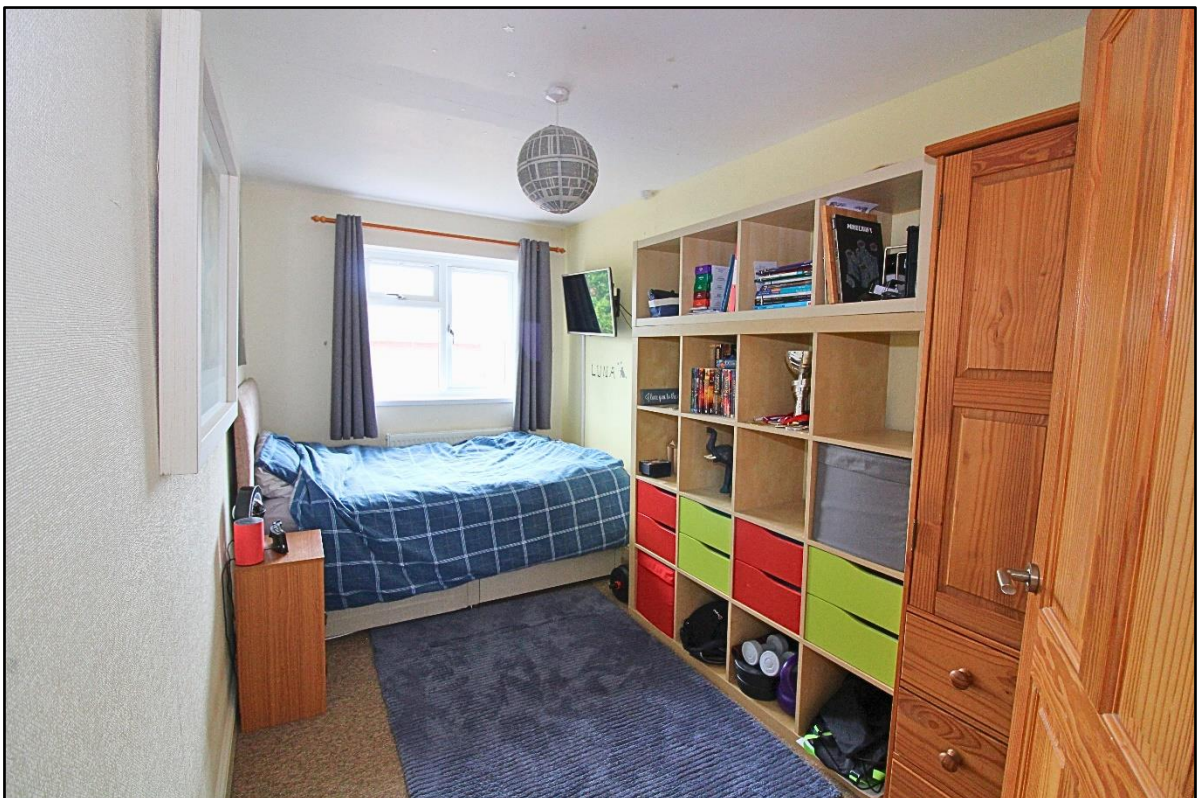


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**Bedroom Two** measuring approximately 13' x 10'4"(3.96m x 3.16m) with rear elevation double glazed window, panelled radiator, pendant light and pull cord light switch.



**Bedroom Three** measuring approximately 7' x 13' (2.13m x 3.96m) with rear elevation window, panelled radiator, light and power points, TV aerial point.





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**Bedroom Four** measuring approximately 7'4" x 8'4" (2.29m x 2.56m) with light and power points, front elevation double glazed window and panelled radiator.



**Bathroom** with panelled bath, glazed shower screen and plumbed in electric shower with shower head on wall bracket and ceramic tiled surrounds. Low flush WC, vanity unit hand wash basin with storage cupboard under. Opaque double glazed window with roller blind. Towel rail and upright panelled radiator. Wall shelf and partial ceramic tiled surrounds.





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### **Outside the Property**

To the back of the property there is porcelain paved patio, a good sized alfresco area and gated access to the side. There is slate cover and raised borders, timber retained border and evergreen shrubs. Enclosed by close boarded fencing, useful timber garden store and second garden tool shed, outside tap and lantern light. The rear garden has a good aspect predominantly sunny south. There are solar lights to the rear and exterior power point.





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**Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

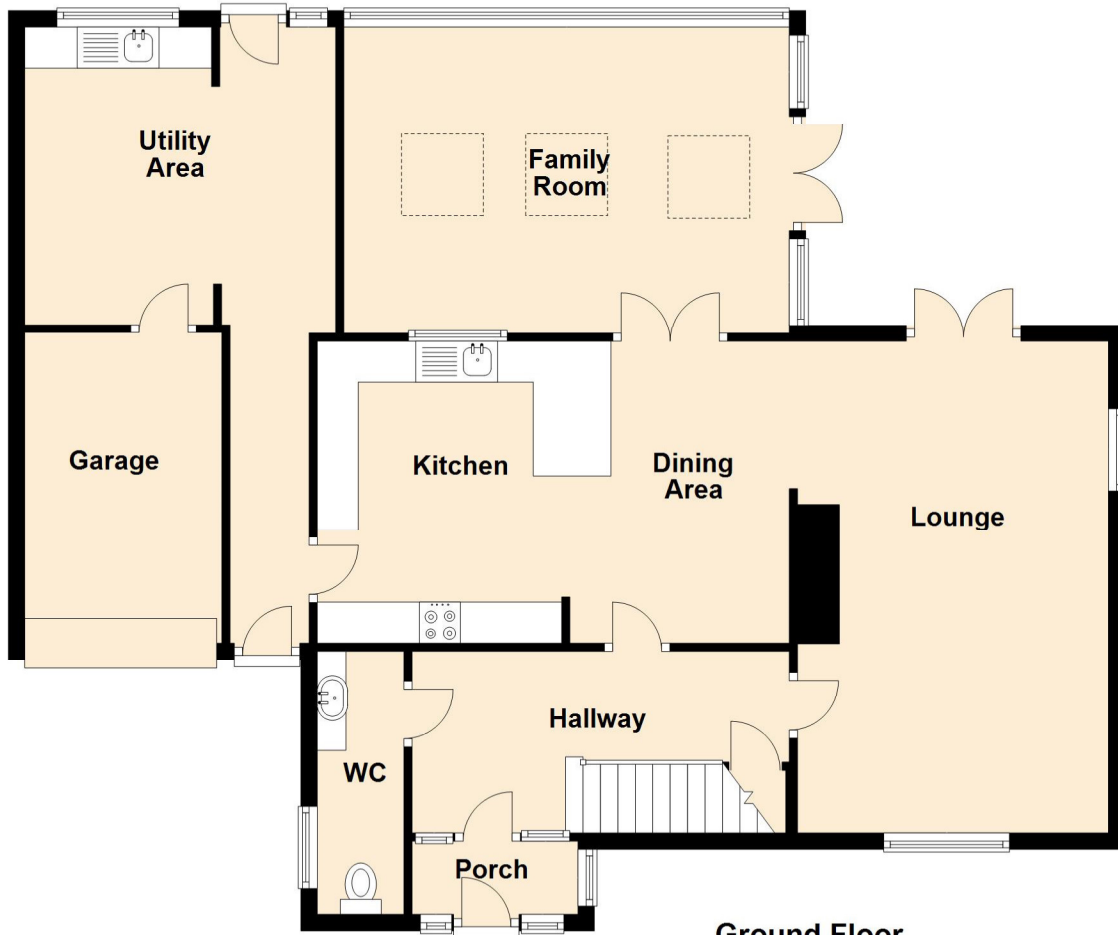
**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.

**Tenure:** The property is freehold

**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Persnore  
WR10 1PT Telephone 01386 565000

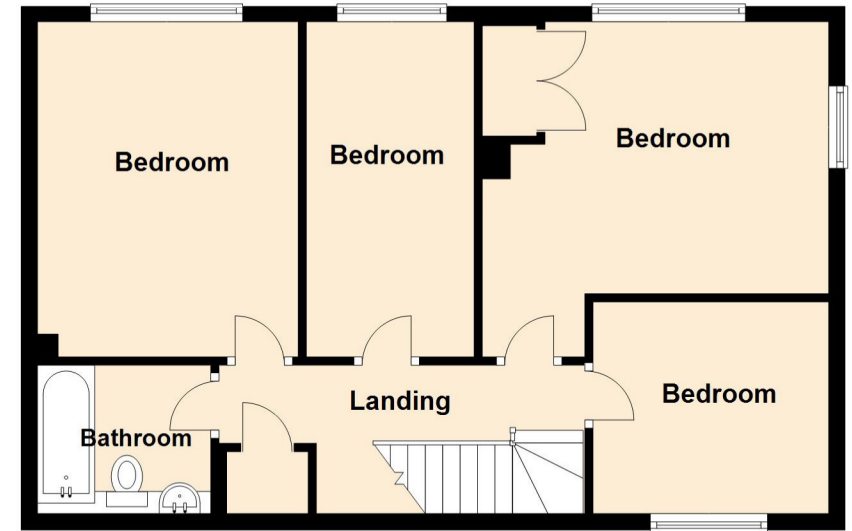
**Council Tax:** Band E





**Ground Floor**

Approx. 110.3 sq. metres (1187.4 sq. feet)



**First Floor**

Approx. 58.0 sq. metres (624.5 sq. feet)

Total area: approx. 168.3 sq. metres (1811.9 sq. feet)