



ESTATE AGENTS

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Lee Croft,
Great Comberton,
Pershore,
Worcestershire
WR10 3 DP

For Sale

Price:£550,000



SITUATED ON THE BOUNDARY OF THIS POPULAR RURAL VILLAGE A FIVE BEDROOM DETACHED DORMER BUNGALOW WITH CONSERVATORY OFFERING OUTSTANDING VIEWS OVER FARMLAND TO BREDON HILL AND HAVING ATTACHED GARAGE AND LANDSCAPED GARDEN.

ALL MAIN SERVICES. NO ONGOING CHAIN.

EPC: B (82) COUNCIL BAND: D

Residential Sales Particulars

Lee Croft, Great Comberton, Pershore, WR10 3DP

Situation

Lee Croft is a detached dormer bungalow offering flexible accommodation, with five bedrooms over two floors, two en-suite double bedrooms, ground floor shower room, large reception rooms to include a conservatory, fitted kitchen/breakfast room, utility room and good sized attached garage, mains gas central heating and having a good position with panoramic views.

Great Comberton, is a popular rural village on the side of Bredon Hill, which offers easy access to all main centres, the M5 motorway is approximately 12 miles distant travelling north and south and there are railway stations at Evesham and Worcester to interconnect in all directions.

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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions.



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Property Comprises

Brick paved driveway providing off-road parking to the front.

Entrance Porch measuring approximately 8'5" x 5'8" with double glazed windows.

Reception Hallway measuring approximately 11'3" x 7'10" minimum.

Cloak Room with low flush WC, panelled radiator, wall mounted hand wash basin, ceramic tiled surrounds, wall mirror, opaque glazed window with venetian blind, ceiling light and extractor fan.

Utility Room measuring approximately 9' x 8' minimum with plumbing for automatic washing machine, space for tumble dryer, work top and shelving. Fitted units with stainless steel sink unit having mixer tap. Wall shelving, Vaillant gas central heating boiler and consumer unit. 24-hour time control. Panelled radiator, multi socket power points, side elevation glazed window and coat hooks on rail.

Kitchen / Breakfast Room measuring overall approximately 14'6" x 13'8" with range of fitted kitchen units, work top surfaces, drawers and storage cupboards under. 4-burner gas hob top with oven and grill under. Extractor fan, front elevation double glazed windows with roller blinds and stainless steel double sink unit with single drainer and mixer tap. Space for upright fridge / freezer, wall mounted display cabinets and kitchen units, space for central table. Ceiling spot lights and inset ceiling lights. Panelled radiator and ceramic tiled surrounds.

From the kitchen there is sliding patio door with side panel into

Conservatory measuring overall approximately 21'4" x 9'4", large double glazed window panels with vertical blinds and multi socket power points. Panelled radiators and fully glazed doors into garden.

Main Sitting Room measuring approximately 19'6" x 21' with large double glazed window, having views to Bredon Hill. Inset ceiling lights and further dual aspect windows, panelled radiators and open fireplace with marble surround, hearth and mantle shelf. Fitted book shelving, storage, wall light points, power points and door into hallway.

Bedroom One (ground floor) measuring approximately 14' x 15'4" with rear elevation double glazed picture window, panelled radiators, inset ceiling lights and wall light points. Dual aspect windows and fitted wardrobe cupboards.

En Suite Bathroom comprising low flush WC, panelled bath, plumbed in shower and panelled radiator / towel rail. Vanity unit hand wash basin with storage cupboard under. Wall mirror, shaver point with light. Ceramic tiled surrounds, extractor fan and inset ceiling lights.

Bedroom Two (ground floor) measuring approximately 13'8" x 10'9" with coved ceiling, central light point, vanity hand wash basin and side elevation window with secondary double glazing. Panelled radiator.

Off the hall there is

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Showers Room walk-in shower cubicle with plumbed in shower. Upright chrome towel rail / radiator, ceramic tiled surrounds and opaque glazed window with venetian blind. Wall mounted hand wash basin with mixer tap, glazed shelf with illuminated mirror over, second towel rail / radiator. Wall mirror, ceramic floor covering and pull cord light switch.

Stairway from the hall leads up to first floor

Bedroom Three measuring approximately 17'6" x 17'2" with dormer window overlooking farmland and Bredon Hill, and across to the Malvern Hills in the distance. Built-in wardrobe cupboard, multi socket power points, access to attic roof void.

En Suite Bathroom comprising panelled bath with mixer tap and shower attachment, panelled radiator, bidet and low flush WC. Pedestal hand wash basin with patterned tiled splashback, wall mirror and shelf. Shaver point and light, extractor fan, ceiling light and partial tiled surrounds. Panelled radiator.
There is built in storage cupboards on the landing.

On this top landing there is ample storage cupboards, clothes rails with triple doors.

There is separate low flush WC and pedestal hand wash basin with tiled splashback, shaver mirror and eave access storage, panelled radiator, mirror fronted cabinet and towel rail. Velux roof light window, extractor fan and inset ceiling light.

Bedroom Four measuring 14'6" x 7'10" with double glazed window, light and power points, panelled radiator.

Bedroom Five/Study measuring approximately 6'4" x 17'6" with double glazed window, ceiling light points, power points and shelving.



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Outside the Property

From the brick paved driveway, this interesting garden surrounds the property, being full of specimen plants and shrubs, pergolas, pathways, lawn and sitting areas. There are roses and draped clematis, fruit tree and flowering cherry, rose arbour and orange blossom to mention but a few.

From the loan there are views to Bredon Hill over farmland, with a true rural scene.

Attached Garage with up and over door measuring approximately 19' x 11' with opaque glazed window, high ceiling, connected to light and power.

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,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band E**

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)

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