



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Oakmere, Evesham Road, Upper Moore, Pershore, Worcestershire. WR10 2JR

Guide Price £575,000

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A brand new detached four bedroom family home, offering spacious accommodation finished to a high standard. Situated in a popular hamlet location, with easy access to Pershore, Worcester, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen Dining Room, Utility Room, Cloakroom, four double Bedrooms (Master Bedroom having En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is a mono block frontage, providing off road parking, with shrub borders, in turn accessing the front door, single Garage (with electric up and over door, power and light) and a gated side/rear pedestrian access. To the rear of the property is a private enclosed lawned garden.

Lounge - 5.71m x 3.32m (18'8" x 10'10")

Kitchen Dining Room - 4.42m x 5.73m (14'6" x 18'9")

Utility Room - 2.61m x 1.73m (8'6" x 5'8")

Bedroom 1 - 5.71m x 3.32m (18'8" x 10'10")

En-suite - 1.8m x 2.18m (5'10" x 7'1")

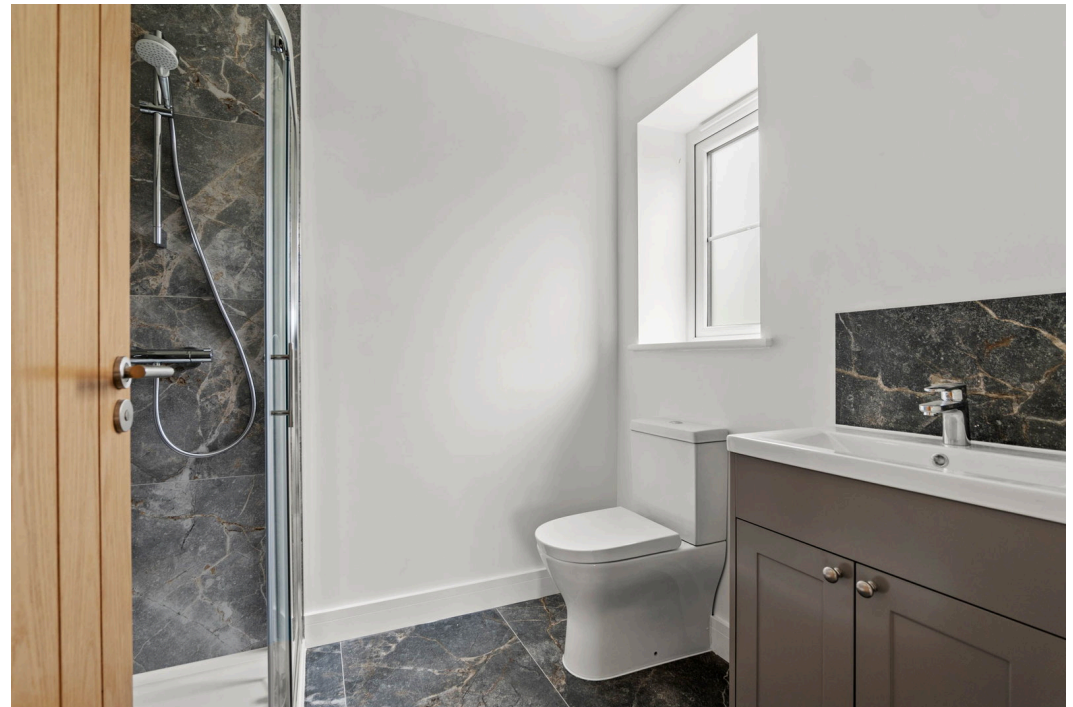
Bedroom 2 - 4.42m x 2.95m (14'6" x 9'8")

Bedroom 3 - 4.21m x 2.95m (13'9" x 9'8")

Bedroom 4 - 2.51m x 3.21m (8'2" x 10'6")

Bathroom - 3.22m x 2.42m (10'6" x 7'11")

Garage - 6.03m x 3.05m (19'9" x 10'0")





Total area: approx. 163.2 sq. metres (1756.3 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Brand new detached family home
- Full Fibre connected 1 GB (TBC subject to provider)
- Air source heat pump & solar panels (5.5kw)
- 10 Year Build Zone Guarantee
- Under floor heating to ground floor
- Popular hamlet location
- Built to high specification
- Viewing highly recommended
- NO ONWARD CHAIN
- Council Tax Band: (TBC)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	