



# Main Street Pinvin

Asking Price: £385,000

- Four-bedroom semi-detached dormer bungalow
- First floor master bedroom with en-suite
- Living room, kitchen and conservatory
- Family bathroom on the ground floor
- Workshop and utility room
- Established fore and rear gardens
- Driveway with parking for four vehicles
- Sought after village location
- Would benefit from some modernisation and has no upward chain

Nigel Poole  
& Partners



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Pinvin

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**\*\*FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW\*\*** Living room, kitchen, conservatory, dining room/bedroom, study/bedroom, ideal for flexible living space, a third bedroom and bathroom on the ground floor. First floor master bedroom with en-suite. The kitchen leads to a covered hallway with access to a workshop and a utility room. The driveway has parking for four vehicles. The rear garden is enclosed with a variety of mature planting, a pond and a decked seating area. The property is conveniently located for amenities to include a public house, Asda Pinvin Express, a children's playing field, preschool, primary and middle schools. Easy access to Pershore train station, Worcestershire Parkway train station and motorway links. Approximately 2 miles from Pershore town centre with a wide range of amenities.

## Front

Established garden with a Magnolia tree and a loose stone driveway for four vehicles.

## Living Room 16' 6" x 15' 11" (5.03m x 4.85m) max

Dual aspect double glazed windows. Fireplace with a living flame gas fire. Two radiators. Wood flooring. Door to the inner hall.



## Inner Hallway

Doors to the stairs rising to the master bedroom, three further bedrooms, bathroom and kitchen. Radiator.

## Kitchen 12' 5" x 9' 3" (3.78m x 2.82m) max

Obscure double-glazed door to the outer hallway. Double glazed door and window to the conservatory. Wall and base units surmounted by worksurface. One and a half stainless steel sink and drainer with mixer tap. Integrated electric oven and gas hob with extractor fan over. Integrated fridge freezer, wine fridge and washing machine. Tiled flooring. Radiator.



## Conservatory 9' 1" x 7' 11" (2.77m x 2.41m)

Built of brick and double-glazed windows. Double glazed French door to the garden. Radiator.

## Bedroom/Study 14' 1" x 11' 3" (4.29m x 3.43m) max

Double glazed window to the front aspect. Radiator

## Bedroom 12' 10" x 11' 10" (3.91m x 3.60m)

Double glazed window to the front aspect. Fitted furniture. Radiator.

## Bedroom/Dining Room 12' 5" x 10' 3" (3.78m x 3.12m) max

Double glazed French doors to the garden. Storage cupboard. Radiator.

23 High Street, Pershore WR10 1AA

## Bathroom 7' 11" x 5' 10" (2.41m x 1.78m)

Obscure double-glazed window to the rear aspect. P-shaped bath with a mains fed shower and mixer tap. Vanity wash hand basin and low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail.

## Master Bedroom 21' 3" x 18' 10" (6.47m x 5.74m) max

Dual aspect double glazed windows. Vaulted ceiling. Storage to the eaves housing the gas fired Worcester boiler. Radiator. Bi-fold door to the en-suite.

## En-suite 8' 7" x 6' 2" (2.61m x 1.88m) max

Double glazed Velux skylight. Vaulted ceiling. Shower cubicle with a Triton electric shower. Vanity wash hand basin and low flush w.c. Fitted storage cupboards. Tiled splashbacks.

## Outer Hallway 19' 2" x 4' 0" (5.84m x 1.22m)

Covered hallway with doors to the front and rear of the property. Doors to a workshop and a utility room.

## Workshop 14' 3" x 8' 4" (4.34m x 2.54m)

Double glazed window to the front aspect. Vaulted ceiling. Radiator.

## Utility Room 8' 5" x 5' 5" (2.56m x 1.65m)

Double glazed window to the rear aspect. Space and plumbing for a washing machine. Currently housing the sauna.

## Garden

Laid to lawn with planting and a decked patio seating area. Brick built storage and a garden shed.



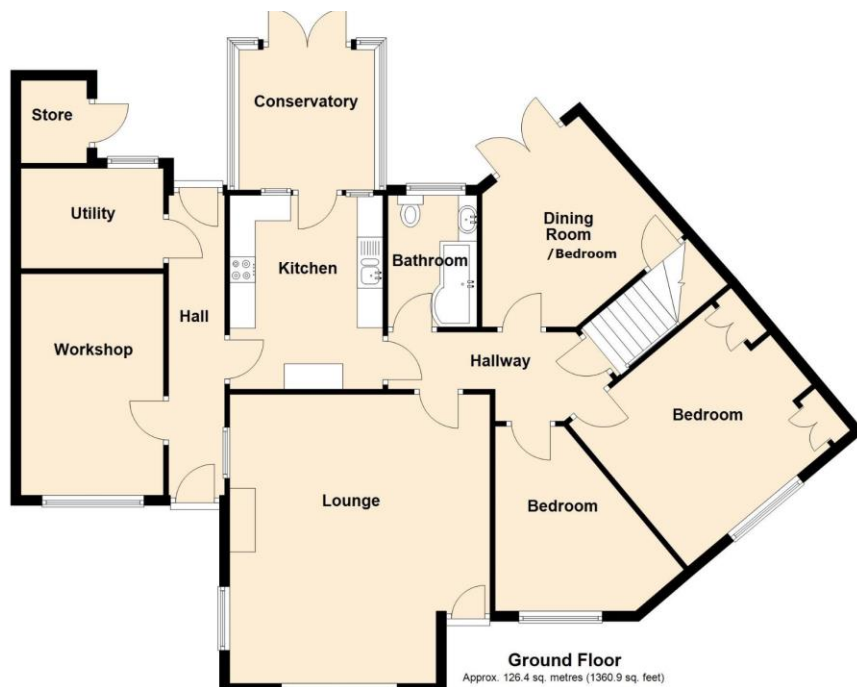
## Tenure: Freehold

## Council Tax Band: C

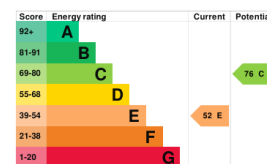
Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2ES







Total area: approx. 174.4 sq. metres (1876.7 sq. feet)



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