



# Hunter Rise, Pershore

Asking Price: £625,000

- Four-bedroom detached house in Pershore Town Centre
- Lounge with Bay window and french doors to the snug
- Garden room and Study
- Dining kitchen with integrated appliances and separate utility room
- Three double bedrooms and one single
- Main bedroom with en-suite shower room
- Family bathroom and downstairs cloakroom
- Secluded rear garden with mature planting and patio seating area leading to the summer house
- Double garage with light and power and double driveway
- Close proximity to Pershore town centre with amenities

**Nigel Poole  
& Partners**

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**\*\*SOUGHT AFTER POPULAR RESIDENTIAL LOCATION\*\*** This detached property was built in 1998 by popular house developer David Wilson Homes. It has four separate reception rooms, with one currently being used as a study. Recently fitted kitchen with integrated appliances; separate utility room and cloakroom. Bedroom One benefitting from an en-suite shower room with three further bedrooms and family bathroom all with fitted wardrobes. The secluded rear garden is patioed with a pond; zoned to benefit from the sun throughout the day, with mature planting leading to the summer house and a double garage, alongside a double driveway. Located in the Georgian town of Pershore, providing a range of great shopping and leisure facilities including a theatre and the stunning Pershore Abbey. The area has a good range of schools both state and independent. With easy access to Pershore train station, Worcestershire Parkway train station and excellent links to the motorway. There are also daily buses into the town centre, Evesham town and Worcester City centre.

## Front

Block paved drive with mature planting to the front of the property. Double garage with wall light fitting. Gated side access to the rear with gravelled patio pathway. Steps rising to the front door; spot light fitting.

## Entrance Hall 15' 1" x 4' 5" (4.59m x 1.35m)

Obscure glazed door to the front aspect. Archway entrance; pendant light fitting; radiator; Karndean flooring. Stairs rising to the first floor. Doors leading to the study; lounge; cloakroom and kitchen

## Study 11' 5" x 8' 7" (3.48m x 2.61m)

Double glazed bay window to the front aspect. Spot light fittings; radiator. Door leading to the entrance hall.



## Cloakroom 6' 0" x 6' 8" (1.83m x 2.03m)

Obscure double glazed window to the side aspect. Spot light fitting. Vanity hand wash basin with single lever mixer tap and tiled splash back. Low level w.c.; back-to-wall unit with concealed cistern; radiator; door leading to entrance hall.

## Lounge 18' 10" x 12' 2" (5.74m x 3.71m)

Double glazed bay window to the front aspect. Pendant light fittings; coving. Coal effect 'gas' fire with wooden mantel piece; stone hearth and back panel. Radiators; French doors to the snug and door to entrance hall.



## Snug 11' 2" x 9' 1" (3.40m x 2.77m)

Coving; radiator. French doors to lounge; open plan leading to the garden room.

## Garden Room 16' 6" x 9' 2" (5.03m x 2.79m)

Double glazed windows to the side aspects and rear. Pendant light fitting; radiator; tiled flooring. French doors leading to the kitchen.

## Kitchen/Dining Room 16' 11" x 16' 8" (5.15m x 5.08m)

Double glazed windows to the rear aspect with French doors leading to the garden. Down lighting with integrated LED strip lights. A range of wall and base units surmounted with marbled effect worktop; one and a half steel sink with single lever mixer tap. Integrated 'AEG' electric grill and fan oven; 'AEG' venting induction hob. Integrated 'Bosch' dishwasher; integrated units with space for a fridge/freezer. Tiled flooring; doors leading to the garden room; utility room and entrance hall.



### Utility Room 7' 1" x 7' 6" (2.16m x 2.28m)

Double glazed window to the rear aspect with obscure glazed door to the courtyard. Down lights; range of wall and base units surmounted with work top; steel sink with mixer tap; extractor fan. Space and plumbing for a washing machine and dryer; radiator; door to storage cupboard.

### Landing 9' 10" x 14' 3" (2.99m x 4.34m)

Obscure double glazed window to the side aspect. Pendant light fitting; access to the loft; radiator. Doors leading to all bedrooms; family bathroom; airing cupboard.

### Bedroom One 13' 9" x 9' 9" (4.19m x 2.97m)

Double glazed window to the front aspect. Pendant light fitting; fitted wardrobes; radiator. Door leading to the en-suite.

### En-suite 4' 0" x 8' 3" (1.22m x 2.51m)

Obscure double glazed window to the side aspect. Down lights; extractor fan. Surmounted vanity hand wash basin with single lever mixer tap; low level w.c.; shower cubicle with glass door housing mains fed over head shower. Central heated ladder rail; part tiled walls; tiled flooring.

### Bedroom Two 8' 2" x 12' 3" (2.49m x 3.73m)

Dual aspect double glazed windows to the front. Pendant light fitting; fitted wardrobes; radiator. Door leading to the landing.

### Bedroom Three 10' 8" x 9' 4" (3.25m x 2.84m)

Double glazed window to the rear aspect. Pendant light fitting; fitted wardrobe; radiator. Door to landing.

### Bedroom Four 10' 7" x 9' 3" (3.22m x 2.82m)

Double glazed window to the rear aspect. Pendant light fitting; fitted wardrobe; radiator. Door to landing.

### Family Bathroom 7' 1" x 6' 10" (2.16m x 2.08m)

Obscure double glazed window to the rear aspect. Down lights. Surmounted vanity hand wash basin with single lever mixer tap; low level w.c.; bath tub with overhead mains fed shower; glass screen; single lever mixer tap. Central heated ladder rail; extractor fan; shaver point; part tiled walls; tiled flooring. Door leading to the landing.



## Summer House 17' 5" x 11' 0" (5.30m x 3.35m)

Spotlight fitting; French doors to the garden. Light and power.

## Double Garage 17' 0" x 17' 6" (5.18m x 5.33m)

Electric up and over doors; light and power. Door leading to the garden.

## Rear Garden

Secluded rear garden; patioed area with steps to mature planted borders. Patioed pathway with gravelled surrounding; raised beds; feature pond; tap. Gated side access leading to the front; courtyard area with access to the summer house; greenhouse and garage.



## Broadband 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 1QX

## Tenure: Freehold

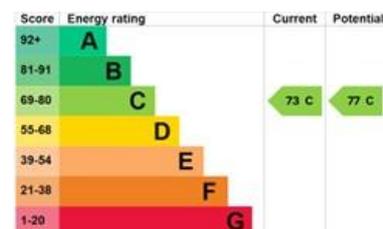
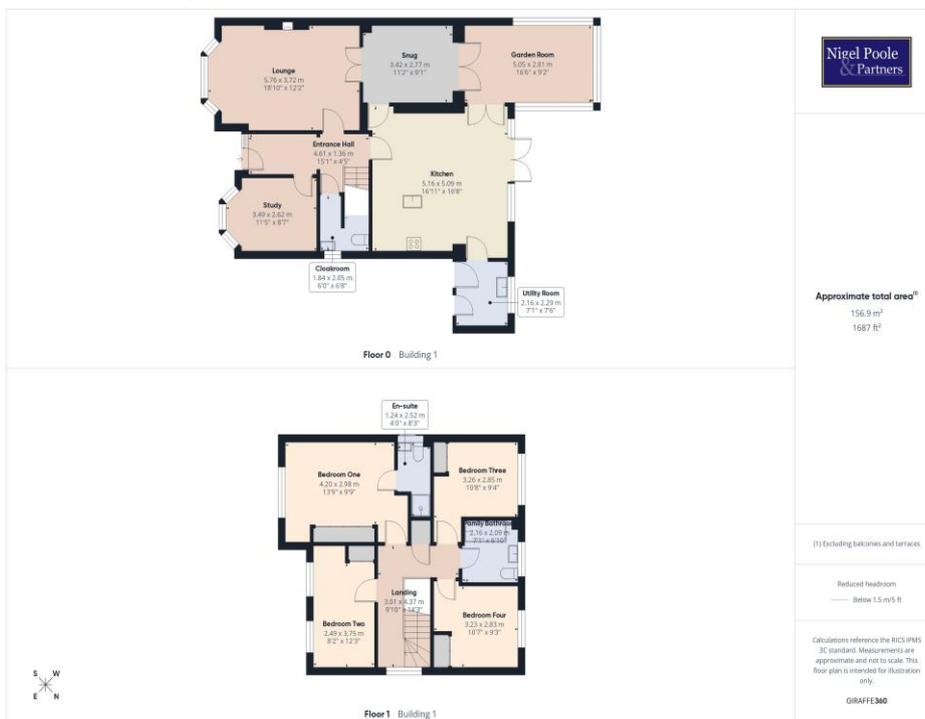
## Council Tax: F

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