

129 Westcott Way, Pershore, WR10 1FN

Guide price £375,000

3 2 1 B

CHRISTIAN LEWIS PROPERTY



129 Westcott Way

Pershore, WR10 1FN

- Three Bedroom, Detached House
- Former Showhome Boasting A Huge Amount Of Upgrades
- Generous Size Private Rear Garden With Side Access Into The Garage & Driveway
- Kitchen Complete With Integrated Appliances, Granite Worktops & Separate Utility Room
- Private Gated Front Overlooking Greenspace On A Small No Through Road
- Garage With Remote Controlled Electric Door & Ample Parking
- Bedroom 1 With Ensuite & Triple Built In Wardrobes
- Large Living Room With Gazco Natural Gas Stove
- Additional Downstairs WC
- Approx. 8 Years NHBC Warranty Remaining & Great Energy Efficiency

Welcome to Westcott Way, a truly striking 3 bedroom, detached, former 'Clayton' show home. Built in 2022, and occupied from 2024 it oozes charm, character, class and a huge amount of upgrades throughout. A property where you can simply unpack and settle straight in.

The private gated entrance sets the tone for the accommodation to follow, front door leading to the welcoming entrance hall. Through to the real heart of the home - the modern kitchen diner. The kitchen is complemented with integrated appliances, granite worktops, built in pantry cupboard, and a handy utility room with plumbing. The dining room offers ample space for entertaining with views overlooking the greenspace to the front. A downstairs WC compliments this space too.

The living room spans the full length of the property with front window and patio doors its a wonderfully airy, light room. To further add to the charm, there is a Gazco wall mounted, natural gas stove - perfect for the cosy evenings.

Stairs elevate to the first floor where you will find three beautifully proportioned bedrooms. Bedroom 1 boasts an ensuite shower room and built in triple wardrobes. Bedroom 2 also benefits from a double built in wardrobe. To finish the first floor accommodation, there is a family bathroom with bath, over bath shower wc and basin.

Externally, the property continues to impress with a private rear garden, upgraded remote controlled, electric, garage door, additional side access door into garage, side access gate, extended patio, outside tap, and space for garden shed, and wonderfully established borders. It offers a perfect blend of peaceful retreat and spaces to entertain. Parking is offered on a tandem basis to the side of the property and is suitable for 2/3 vehicles.

In addition to all of the above, the property benefits from approx. 8 years of the NHBC warranty, an alarm system, new front door and views overlooking greenspace, set back off the roadside on a no through road.





Guide price £375,000



AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Important Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band D
EPC Rating B

DISCLAIMER
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

Pershore

The property is perfectly positioned within walking distance to Pershore Train Station, which offers direct links to London Paddington. In addition, there is a supermarket located nearby alongside a High School. Pershore town is located approx. 1 mile from the property which has a variety of local, independent shops, pubs, cafes and restaurants. Pershore is a traditional market town, famous for its annual plum festival.



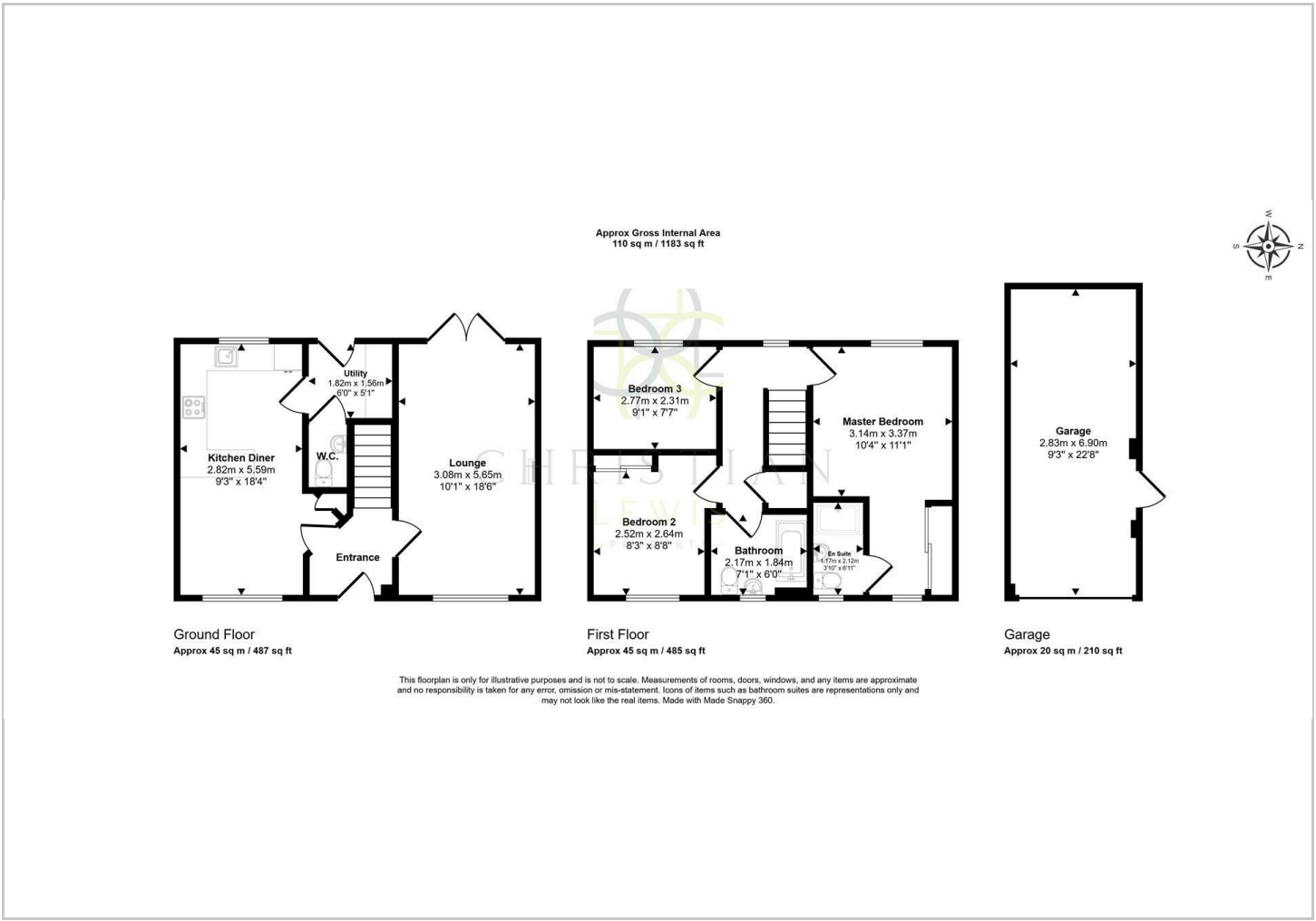




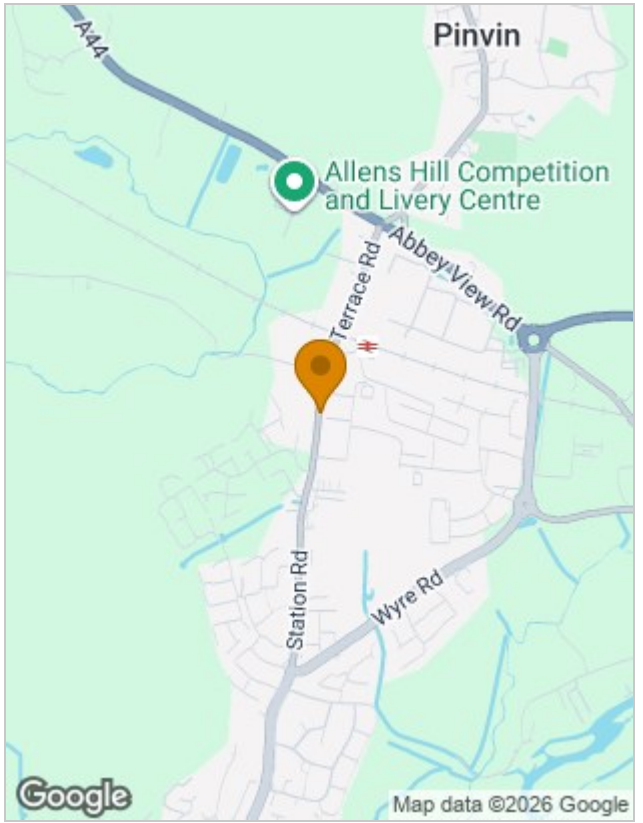




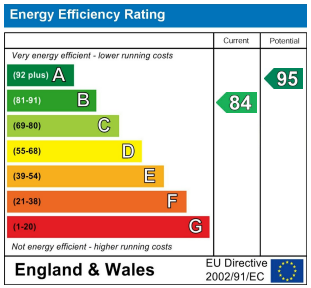
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore Office on 01386 555368
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

14 Broad Street, Pershore, Worcestershire, WR10 1AY
Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk