



Westcott Way Pershore

Offers Over: £350,000

- A beautifully presented three bedroom detached house
- Dual aspect lounge with French doors into the garden
- Kitchen/dining room
- Separate utility room
- Master bedroom with en-suite
- Family bathroom and ground floor cloakroom
- Corner plot
- Detached garage and parking
- Built in 2023 by Persimmon Homes with a 10-year NHBC guarantee

Nigel Poole
& Partners

Westcott Way

Pershore

Asking Price £360,000

****A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME IN A POPULAR RESIDENTIAL LOCATION**** Built in 2023 by Persimmon Homes with a 10-year NHBC guarantee. Entrance hall; cloakroom; dual aspect living room with French doors to the garden; kitchen/dining room with separate utility room; master bedroom with en-suite. Enclosed rear garden. Detached garage and parking. The pretty market town of Pershore provides a range of great shopping and leisure facilities including a theatre. The area has a good range of schools both state and independent. Located within easy access to Pershore town centre, Pershore train station, Worcestershire Parkway train station and excellent links to the motorway.

Front

Low maintenance frontage with hedging and pathway to the front and side. Driveway for two vehicles and electric vehicle charging point. Access to the garage and gated access to the garden.

Entrance Hall 6' 2" x 4' 11" (1.88m x 1.50m) Max

Obscure double glazed door to the front aspect. Doors into the kitchen/ dining room and lounge. Stairs rising to the first floor. Pendant light fitting.

Lounge 18' 5" x 10' 2" (5.61m x 3.10m)

Double glazed windows with internal blinds to the front and side aspects. Double glazed French doors into the rear garden. Pendant light fitting. Radiator.



Kitchen/ Dining Room 16' 4" x 9' 4" (4.97m x 2.84m)

Double glazed windows with internal blinds to the front and rear aspects. Range of wall and base units surmounted with quartz work surface and breakfast bar. Stainless steel one and a half sink with mixer tap. Integrated electric oven, induction hob and extractor fan above. Integrated 'Zanussi' dishwasher and fridge/ freezer. Pendant light fitting. Radiator; Doors into the utility room and storage cupboard.



Utility room 6' 1" x 5' 1" (1.85m x 1.55m)

Obscure double glazed door to the rear aspect into the garden. Base units with integrated 'Zanussi' washing machine. Wall mounted gas fired 'Ideal' combination boiler. Ceiling down lights. Radiator. Door into the cloakroom.

Cloakroom 4' 9" x 2' 11" (1.45m x 0.89m)

Pedestal hand wash basin with mixer tap. Low level w.c. Ceiling down lights. Extractor fan. Central heated ladder rail.

Landing 11' 10" x 6' 3" (3.60m x 1.90m) Max

Double glazed window to the rear aspect with internal blinds. Doors into the bedrooms, bathroom and airing cupboard. Access into the loft. Pendant light fitting. Radiator.

Bedroom One 18' 5" x 10' 4" (5.61m x 3.15m) Max

Double glazed windows to the front, side and rear aspects with internal blinds. Built in wardrobes with mirrored sliding doors. Pendant light fitting. Radiator. Door into the en-suite.



En-suite 7' 0" x 3' 10" (2.13m x 1.17m)

Obscure double glazed window to the front aspect with internal blinds. Pedestal hand wash basin with mixer tap. Mains fed shower cubical with glass screen and door. Low level w.c. Part tiled walls. Ceiling down lights. Extractor fan, Central heated ladder rail. Wood effect flooring.

Bedroom Two 10' 6" x 8' 4" (3.20m x 2.54m)

Double glazed window to the front aspect with internal blinds. Pendant light fitting. Radiator.

Bedroom Three 9' 2" x 7' 5" (2.79m x 2.26m)

Double glazed window to the rear aspect with internal blinds. Pendant light fitting. Radiator.

Family Bathroom 7' 1" x 6' 1" (2.16m x 1.85m)

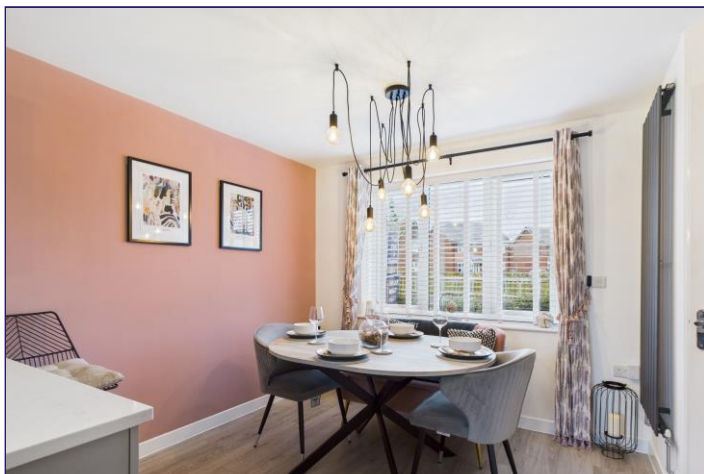
Obscure double glazed window to the front aspect with internal fitted blinds. Panelled bath with mixer tap and mains fed mixer shower above with rainfall attachment. Pedestal hand wash basin with mixer tap. Low level w.c. Ceiling down lights. Extractor fan. Central heated ladder rail. Wood effect flooring.

Garden

Part walled garden which is laid to lawn with raised wooden decking seating area. Hard landscaped area for a storage shed. Path to the side gate leading to the driveway and garage.

Garage 17' 3" x 9' 0" (5.25m x 2.74m)

Up and over door to the front aspect. Light and power.



Tenure: Freehold

Council Tax Band: D

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 1FN

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		



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