



Gorse Fields Persnore

Asking Price: £445,000

- An immaculately presented four-bedroom detached family home
- Superbly decorated throughout and finished to a high specification
- Open plan kitchen/dining room with French doors into the garden
- Lounge and separate snug
- Four bedrooms, main with an en-suite shower and a family bathroom
- Landscaped rear garden with patio seating area
- Detached garage and parking
- Popular residential location close to the town centre and train station

**Nigel Poole
& Partners**

Gorse Fields

Pershore

Asking Price: £445,000

****FOUR BEDROOM DETACHED HOME IN A POPULAR RESIDENTIAL LOCATION**** An immaculately presented four-bedroom detached family home, superbly decorated throughout and finished to a high specification. Entrance hall; kitchen/dining room with French doors to the garden; lounge; snug; cloakroom. On the first floor there are four bedrooms, main bedroom with en-suite and a family bathroom. The rear garden is landscaped with a patio seating area and timber pergola, planted borders and an impressive grape vine. Detached garage with light and power along with tandem parking for two vehicles. Approximately 2 years remaining on the NHBC. Pershore town centre with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre and schools. Easy access to motorway links and public transport with the Pershore train station and the Worcestershire Parkway train station.

Front

Path to the front door. Laid to lawn with planted borders. Detached garage with tandem parking for two vehicles. Gated access to the rear garden.

Hallway

Composite door with obscure double-glazing panel. Doors to the lounge; snug; kitchen/ dining room and cloakroom. Stairs rising to the first floor with storage underneath. Pendant light fitting; radiator; wood effect flooring.

Cloakroom

Obscure double-glazed window to the front aspect. Pedestal hand wash basin with mixer tap. Low level w.c. Down lights; extractor fan; radiator; wood effect flooring.

Snug

Double glazed window to the side aspect with fitted wooden shutters. Fitted bookcase. Pendant light fitting; radiator.

Lounge

Double glazed window to the front aspect with fitted wooden shutters. Part panelled walls; pendant light fitting; radiators.



Kitchen/ Dining Room

Double glazed window to the side aspect and French doors to the garden. A range of wall and base units with integrated electric oven, gas hob with extractor above, fridge/ freezer, washing machine and dishwasher and breakfast bar with seating. One and a half bowl sink with drainer and mixer tap. Wall mounted gas fired boiler. Pendant and down lights; radiator, wood effect flooring.



Landing

Double glazed window to the front aspect. Doors to the bedrooms; bathroom and airing cupboard, housing the hot water tank. Pendant light fitting; radiator.

Bedroom One

Double glazed window to the front aspect. Pendant light fitting; radiator. Door to the En-suite.

En-suite

Obscure double-glazed window to the side aspect. Mains fed mixer shower cubicle with glass bi-fold door; pedestal hand wash basin with mixer tap; low level w.c. Down lights; extractor fan; radiator.

Bedroom Two

Double glazed window to the side aspect. Built in wardrobe with sliding doors; pendant light fitting; radiator.



Bedroom Three

Double glazed window to the rear aspect. Built in shelves with hanging rail; access to the loft; pendant light fitting; radiator.

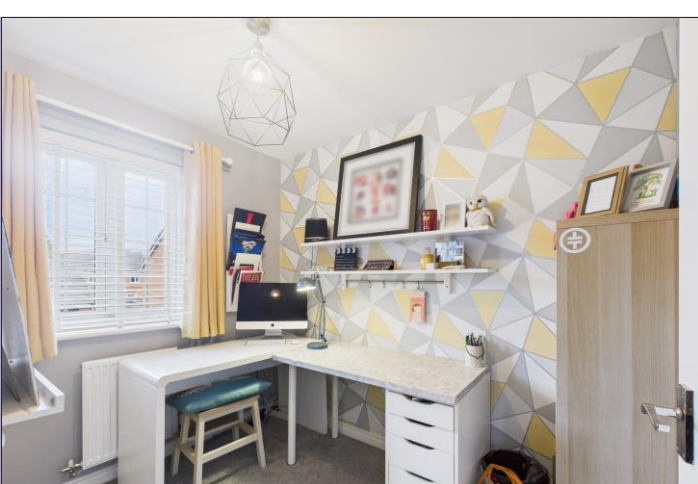
Bedroom Four

Double glazed window to the side aspect. Built in wardrobe with oak effect door; Pendant light fitting; radiator. Currently being used as an office.



Bathroom

Obscure double-glazed window to the rear aspect. Panelled bath with mains fed mixer shower over, including a rainfall and hose attachment. Pedestal hand wash basin with mixer tap; low level w.c. Part tiled walls. Down lights; extractor fan and radiator.



Garden

Part walled garden with timber fencing which is laid to lawn with patio seating area and timber pergola; gravelled zone area and mature planted borders including a well-established grape vine. Power and outside watering tap. Path to the garage and gated access to the front.

Garage

Up and over door to the driveway. Obscure double-glazed composite door to the garden. Light and power.

Tenure: Freehold

Council Tax Band: E

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 1FA

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