



# Gorse Fields Persnore

Asking Price: £450,000

- 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: £450,000

**\*\*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.

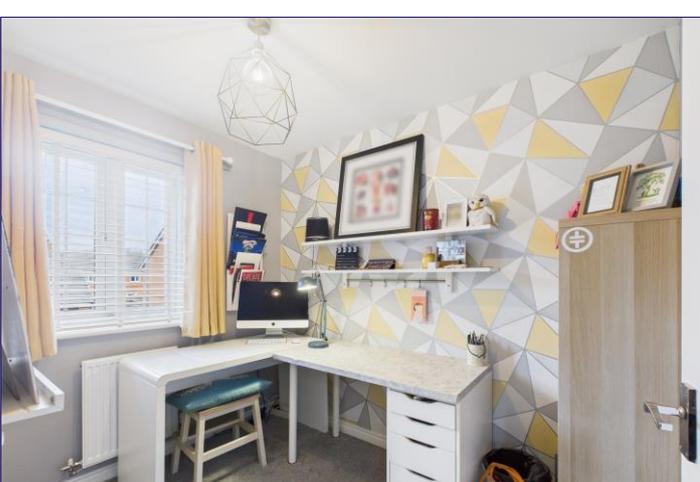
## Bedroom Four

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

## Identity Checks

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N446 Ravensworth 01670 713330

