



19 Conningsby Drive, Pershore

Pershore

Guide Price £625,000



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- Substantial Four-Bedroom Detached Family Home – An impressive and versatile detached property offering generous accommodation across two floors
- Approximately 1,961 Sq. Ft. of generous Accommodation of well-proportioned living space
- Superb Sitting Room – A particularly spacious principal reception room, offering ample room for multiple seating areas
- Separate Dining Room & Light-Filled Sun Room – The dedicated dining room provides an inviting space, flowing through to a bright sun room with French doors
- Well-Planned Kitchen with Separate Utility Room – A practical fitted kitchen is complemented by a useful utility room, providing additional workspace, storage and laundry facilities
- Four Generous Bedrooms with En-Suite & Family Bathroom – The first floor offers four well-proportioned bedrooms, including an impressive principal bedroom with its own en-suite shower room

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



An impressive and generously proportioned four-bedroom detached family home, offering approximately 1,961 sq. ft. (182.2 sq. m.) of accommodation, complemented by a detached garage and an attractive, established rear garden.

The property offers an excellent balance of spacious reception rooms, practical family accommodation and versatile working-from-home space. From the welcoming entrance hall, the ground floor flows into a particularly generous sitting room, measuring approximately 25'5" in length and providing plenty of room for both relaxing and entertaining.

At the heart of the home is a well-proportioned dining room, positioned alongside the kitchen and opening into a delightful sunroom overlooking the rear garden. With French doors providing direct access outside, this bright additional reception space creates an appealing connection between the house and garden and is ideal for enjoying the outlook throughout the year.

The kitchen provides a practical arrangement of fitted units and work surfaces, while a separate utility room adds valuable everyday convenience. A ground-floor WC is also provided. Completing the ground floor is a separate office, offering a dedicated space for home working, studying or hobbies.

Upstairs, the property provides four well-proportioned bedrooms arranged around the central landing. The principal bedroom is particularly generous and benefits from its own ensuite shower room, while the remaining bedrooms are served by a separate family bathroom. The bedroom arrangement makes the property especially well suited to growing families or those requiring flexible guest and working accommodation. All the bedrooms have fitted wardrobes.



Outside is one of the property's most appealing features. The established rear garden offers a combination of a substantial paved terrace, planted borders, mature trees and shrubs, gravelled areas and a central lawn. A feature pond adds further character, while a secluded seating area with a hanging chair provides an attractive spot in which to relax.

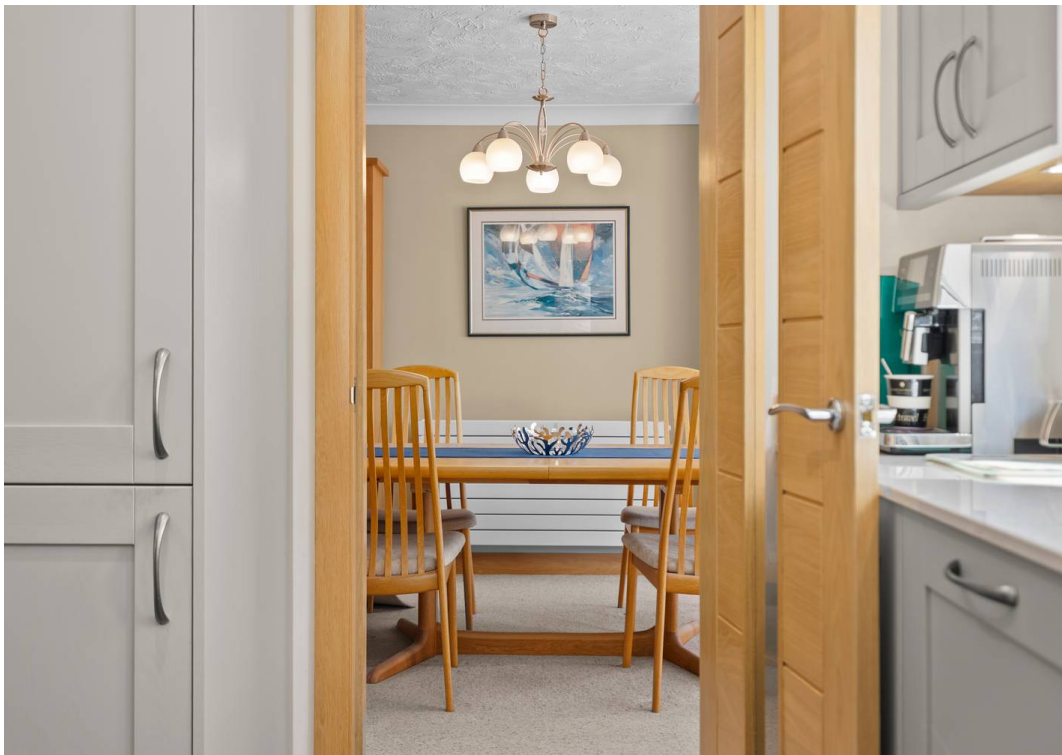
The rear garden is a particularly attractive feature of the property, offering a generous and well-established outdoor space designed for both relaxation and entertaining. A substantial paved terrace immediately adjoining the house provides an ideal setting for outdoor dining and summer gatherings, while pathways lead through a thoughtfully landscaped garden with mature trees, colourful planting and well-stocked borders.

To the front the garden also incorporates a substantial detached garage, measuring approximately 17'0" x 17'2", providing useful storage and further potential depending upon individual requirements.

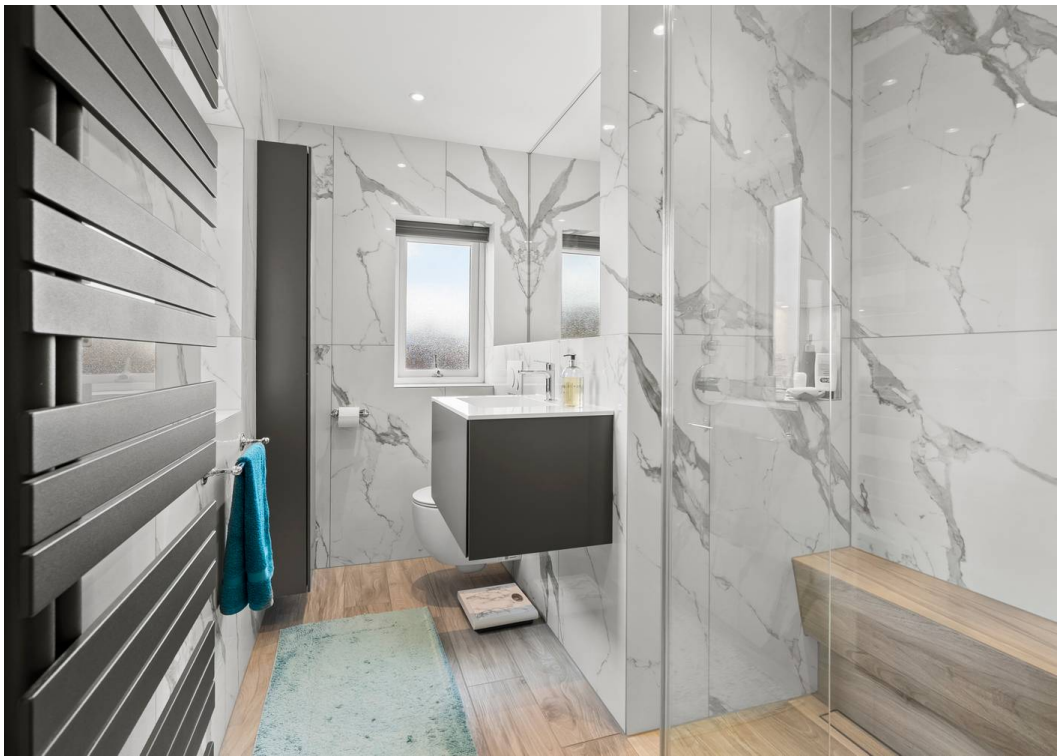
Occupying an attractive position overlooking a pleasant green to the front, the property enjoys an appealing open aspect that enhances the overall setting of the home. The green provides a welcome sense of space and greenery immediately outside the property, creating an attractive outlook and a more open feel than many residential positions. This established setting adds considerably to the property's kerb appeal and provides a particularly pleasant backdrop for family living.

The property benefits from gas central heating, providing comfortable and convenient heating throughout the home. In addition, roof-mounted solar panels provide a valuable energy-efficient feature, helping to supplement the property's electricity requirements and potentially reduce reliance on mains electricity. Together, the gas central heating system and solar technology offer a practical combination of everyday comfort and modern energy-conscious living.





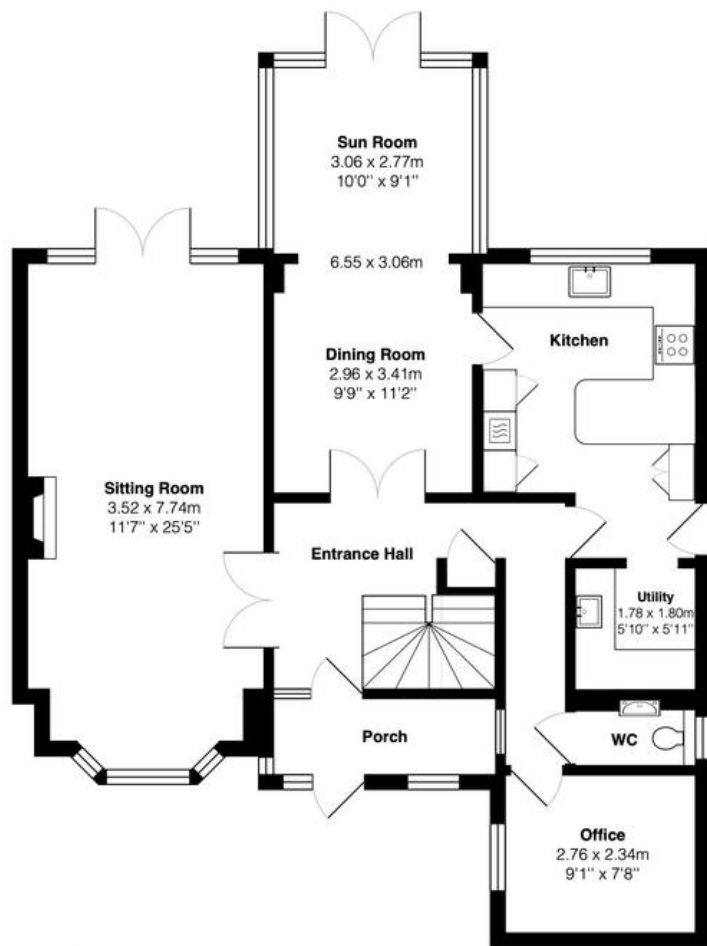




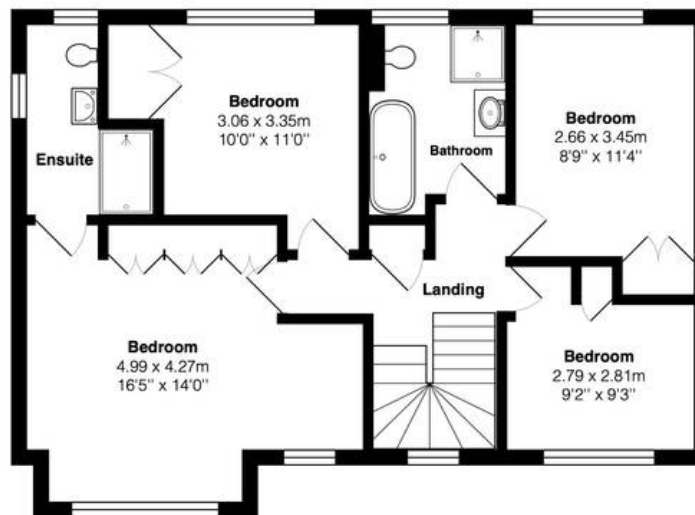
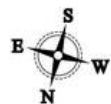


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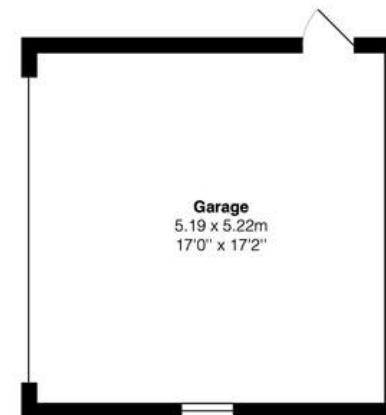




Ground Floor



First Floor



Total Area: 182.2 m² ... 1961 ft²

All measurements are approximate and for display purposes only



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