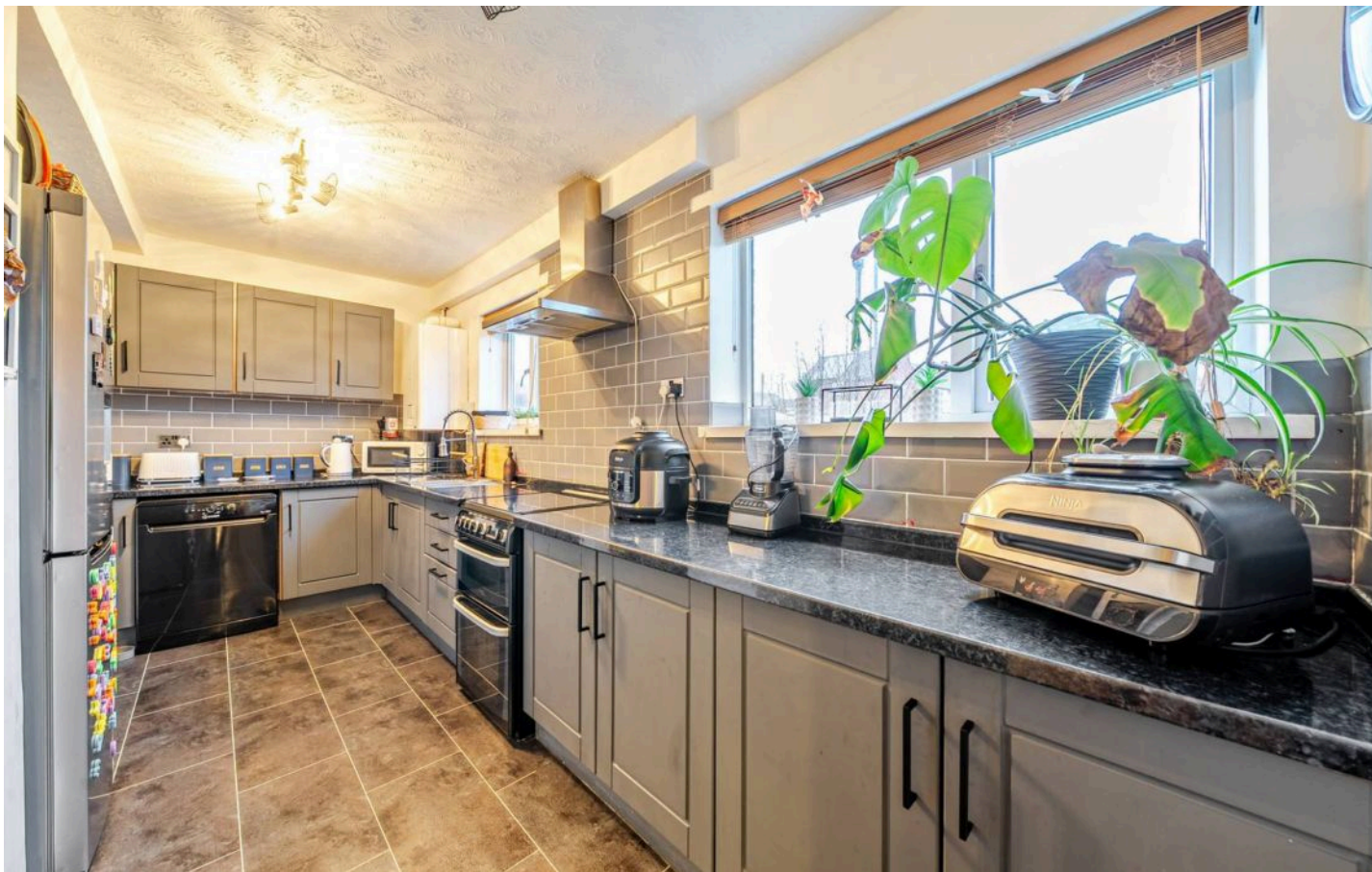




35 Farleigh Road, Pershore
Pershore

Guide Price **£350,000**



35 Farleigh Road

Pershore, Pershore

- Beautifully presented and extended three-bedroom family home
- Spacious reception room and open-plan kitchen/dining area
- Modern fitted kitchen with separate utility room and ground floor cloakroom
- Bright conservatory providing versatile additional living space
- Three well-proportioned bedrooms to the first floor, including two generous doubles and a good-sized third bedroom
- Contemporary family bathroom
- Generous rear garden with extensive patio, ideal for entertaining
- Driveway parking and gated side access
- Excellent access to local amenities, schools, leisure facilities and riverside walks

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



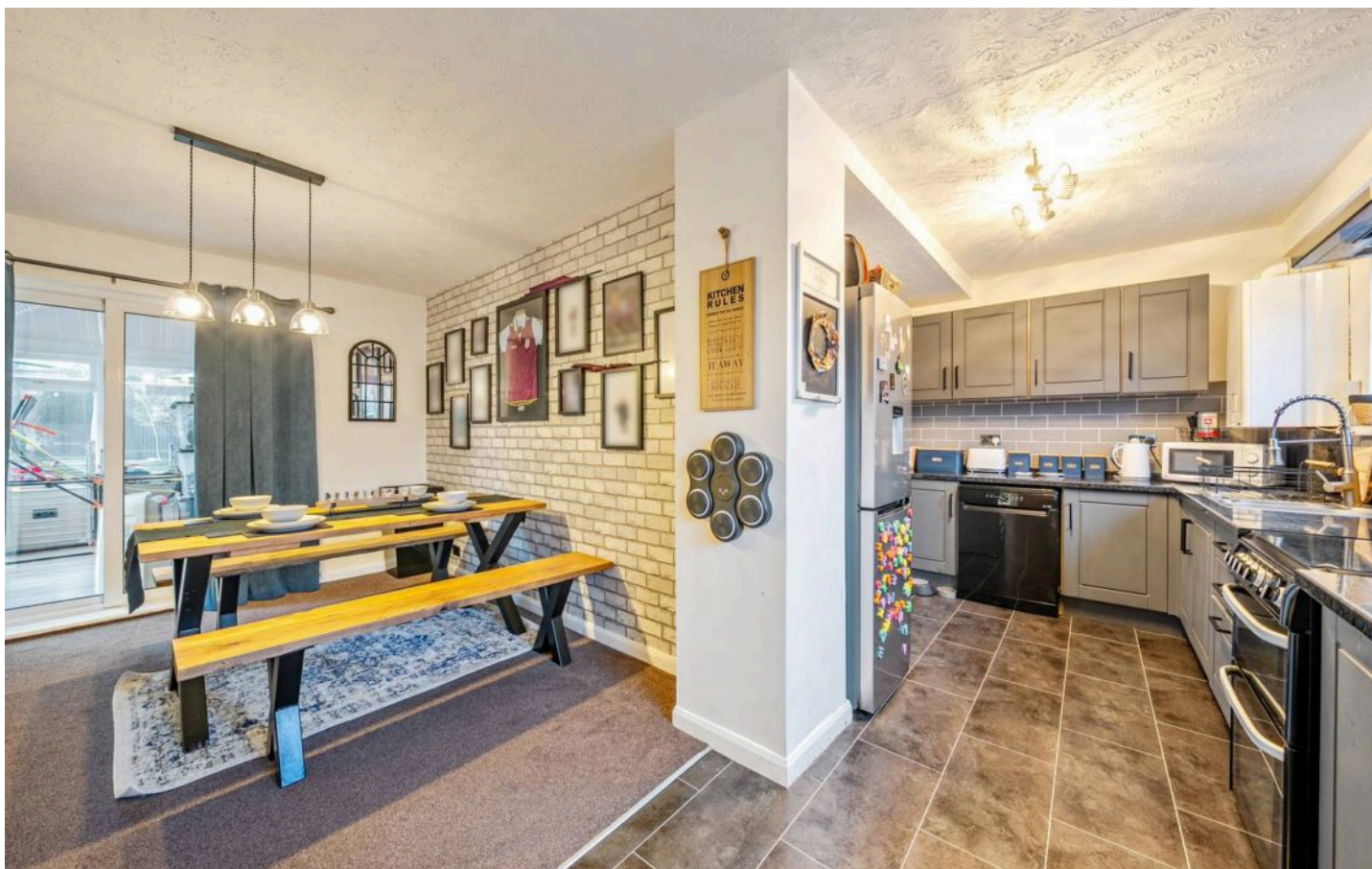
A beautifully presented and thoughtfully extended three-bedroom family home, situated within a popular residential location in the heart of Pershore. An ideal family home offering spacious and flexible accommodation, both inside and out, within a thriving and well-connected market town.

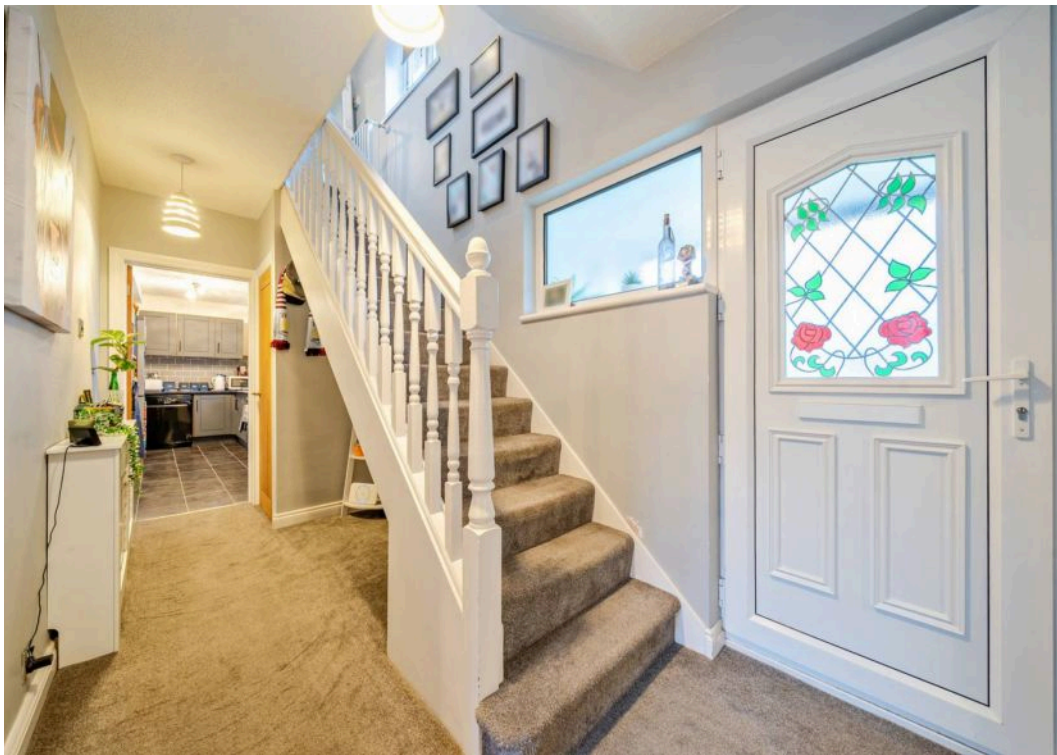
The property is entered via a welcoming hallway with stairs rising to the first floor and access to the ground floor accommodation. To the front, a comfortable reception room provides an ideal space for relaxation, while to the rear the home opens into a superb open-plan kitchen and dining area, perfectly suited to modern family living and entertaining. The kitchen is fitted with a range of contemporary units and ample worktop space, complemented by a separate utility room and a convenient ground-floor cloakroom.

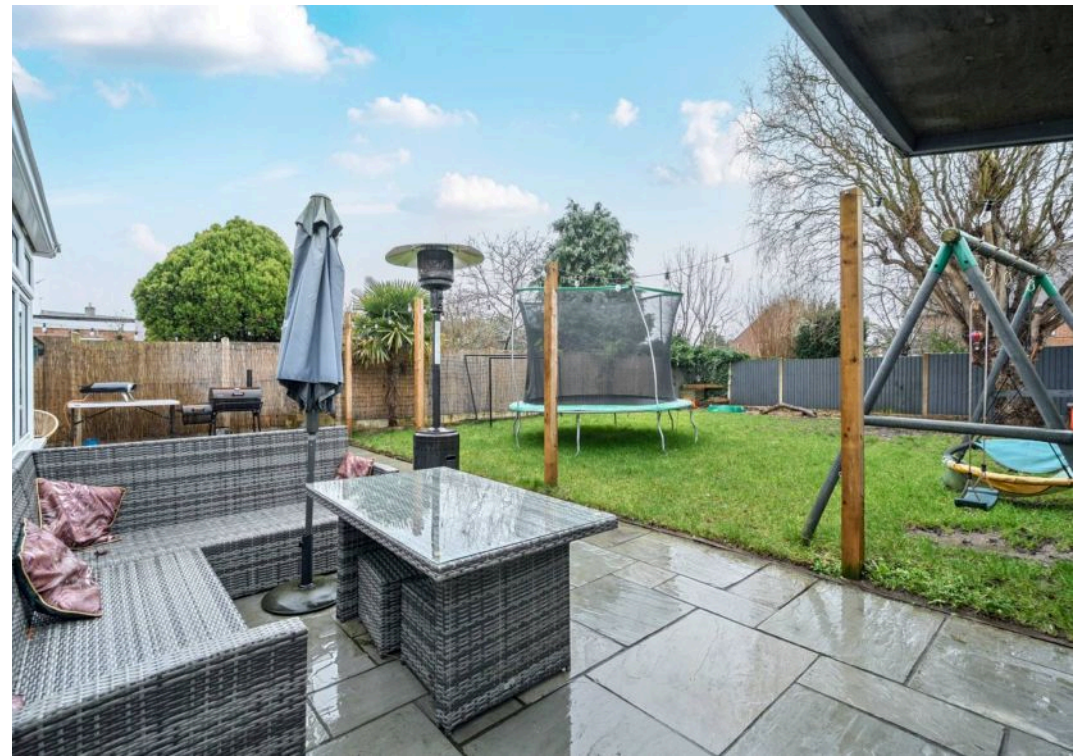
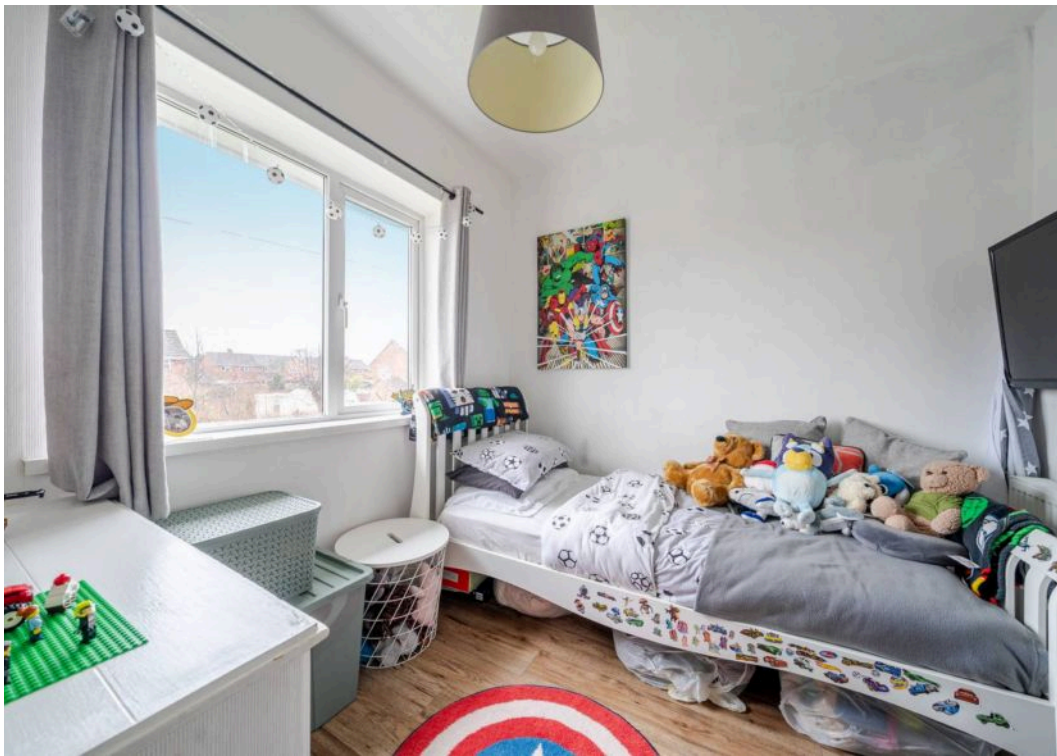
The dining area flows seamlessly into a generous conservatory, creating a bright and versatile additional living space with views across the rear garden and direct access onto the patio.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a good-sized third bedroom, all served by a modern family bathroom, with a "P" shaped bath, with shower over.

Outside, the property enjoys a generous and well-maintained rear garden, laid mainly to lawn with an extensive paved patio ideal for outdoor dining and entertaining. The garden also benefits from a covered seating area and bar, creating an excellent social space, along with gated side access and driveway parking.



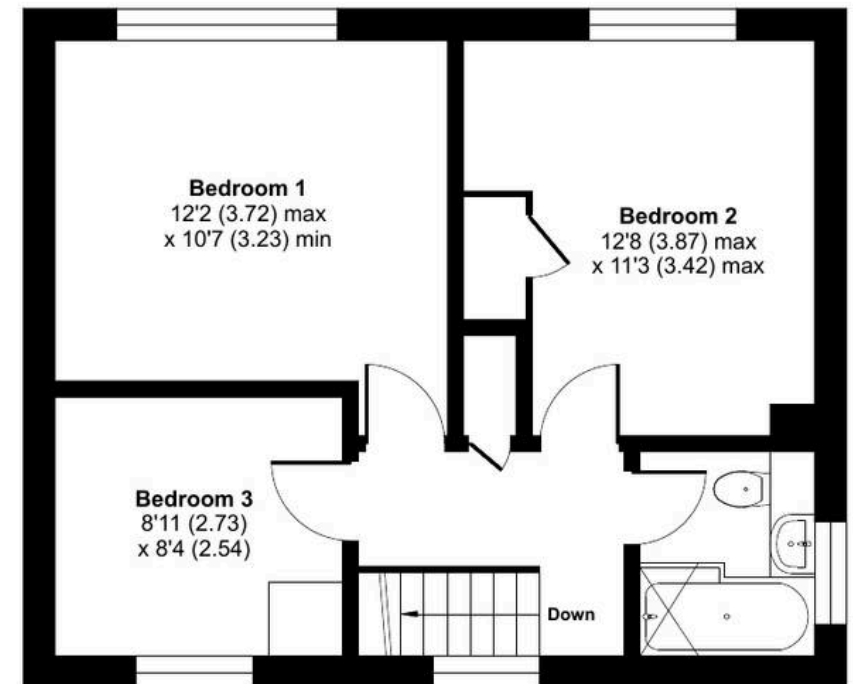
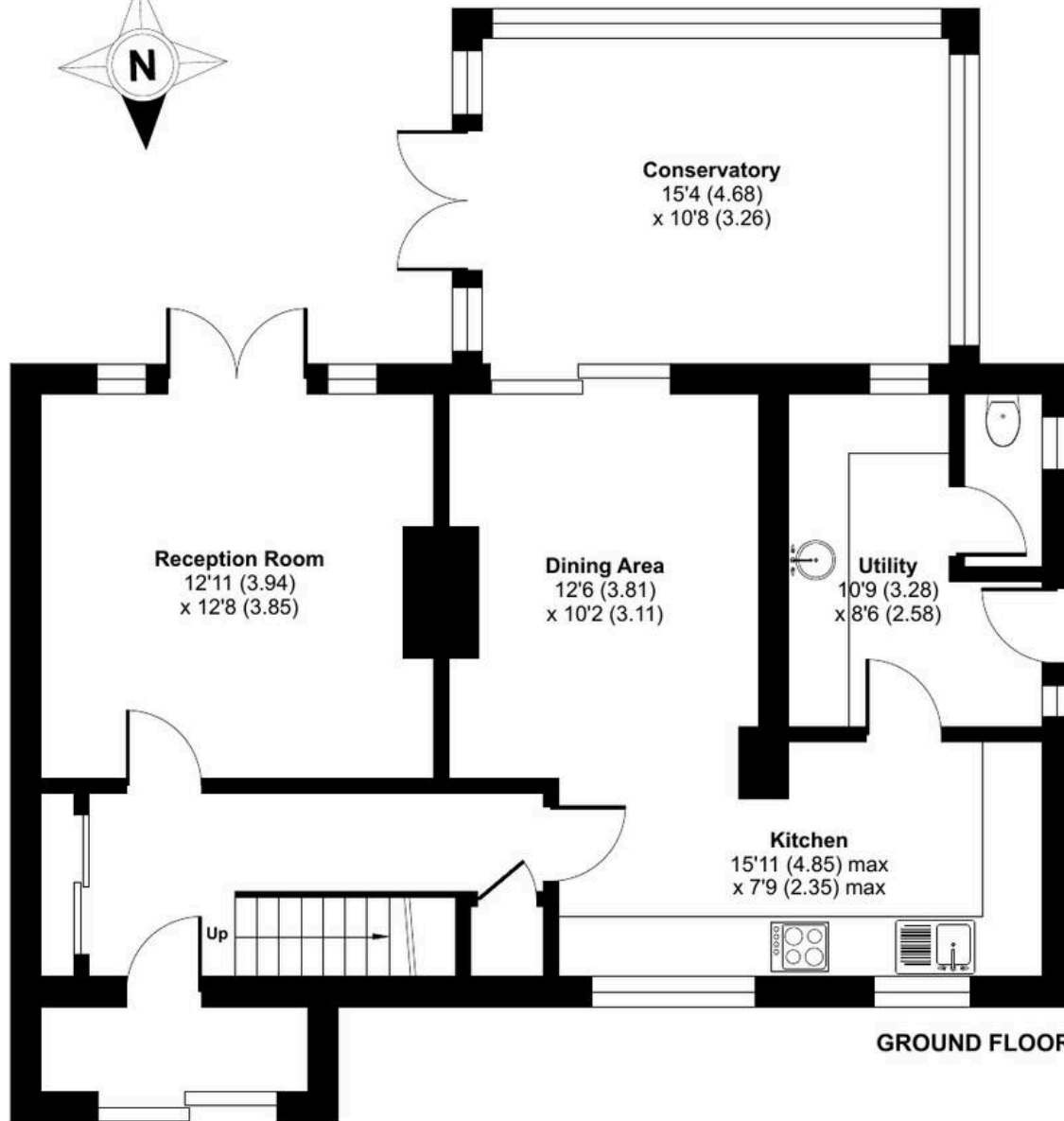




Farleigh Road, Pershore, WR10

Approximate Area = 1297 sq ft / 120.5 sq m

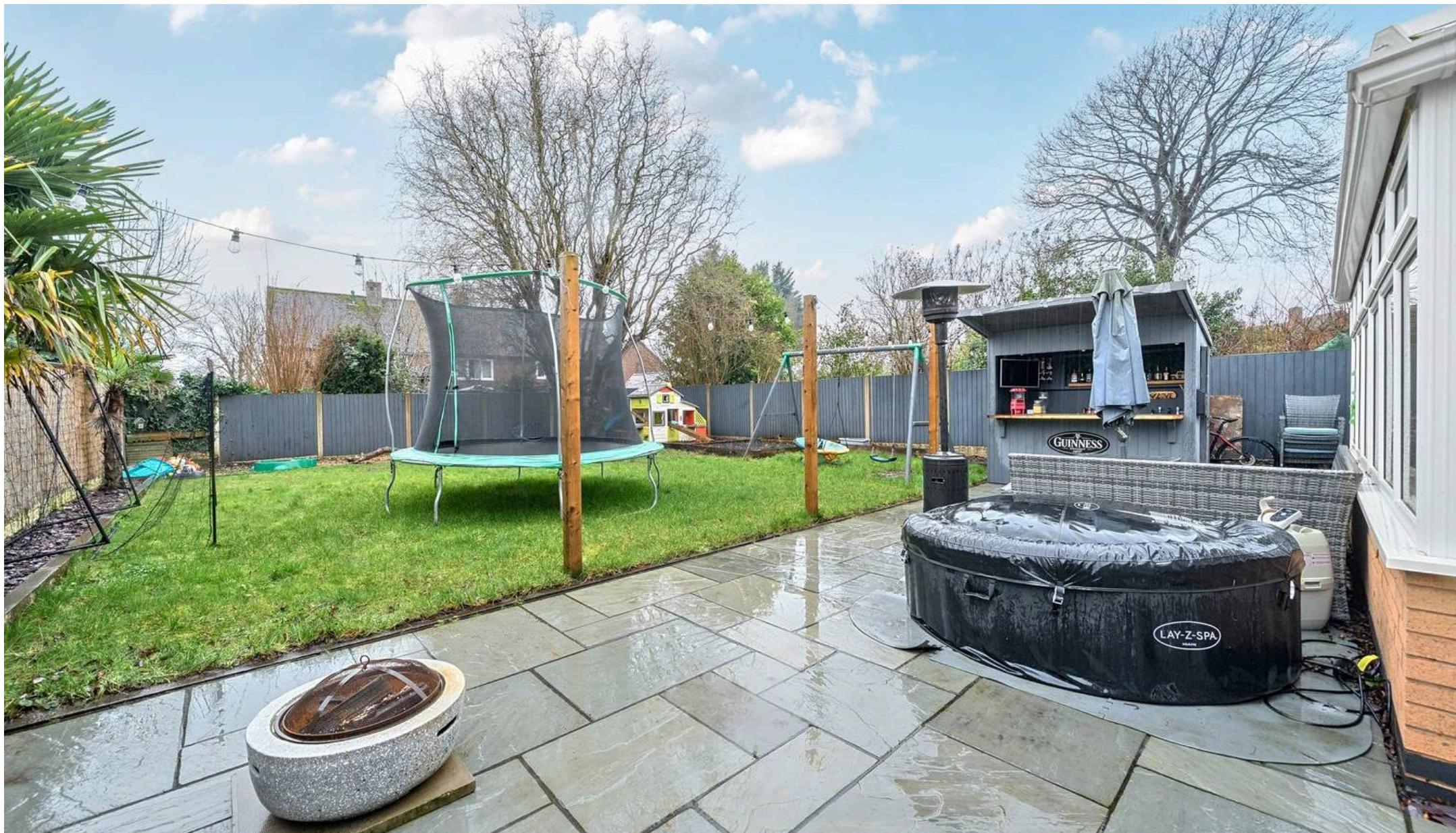
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jason Jones & Associates. REF: 1406814

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