



21 Holloway Drive

Pershore, WR10 1JL

**Guide price £475,000**



CHRISTIAN  
LEWIS  
—PROPERTY—



## 21 Holloway Drive

Pershore, WR10 1JL

A UNIQUE AND VERSATILE PROPERTY OFFERED IN PRISTINE ORDER

Situated in the sought after Holloway Drive in Pershore, this immaculately presented, impressive, four bedroom detached family home spans over 1,500 sq. ft of well-appointed accommodation, arranged over multiple levels to add to the charm.

The property is approached via a generous driveway and benefits from a garage, carport and additional off-road parking, providing ample space for growing families or visitors alike.

Internally, the accommodation is both spacious and versatile. A large lower ground floor living room offers an ideal space for relaxation and entertaining. The home features a modern fitted kitchen with adjoining utility area, a dedicated dining space, and a bright conservatory enjoying views over the rear garden.

In addition to the wonderfully sized reception rooms, the property also offers four well proportioned bedrooms, with bedroom 1 benefitting from an en-suite shower room, along with a well appointed family bathroom featuring a bath and separate shower.

Externally, the rear garden is beautifully landscaped over multiple tiers, providing an attractive and private outdoor space, this has been lovingly tended too and has matured well. It further benefits from not being overlooked.

Ideally positioned for access to Pershore town centre, the property is close to a range of independent shops, cafés, schools and transport







links, including a mainline railway station. A superb opportunity to acquire a spacious and well-located family home in one of Pershore's most desirable residential areas.

This property really must be seen to be appreciated.

#### Important Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating C

#### DISCLAIMER

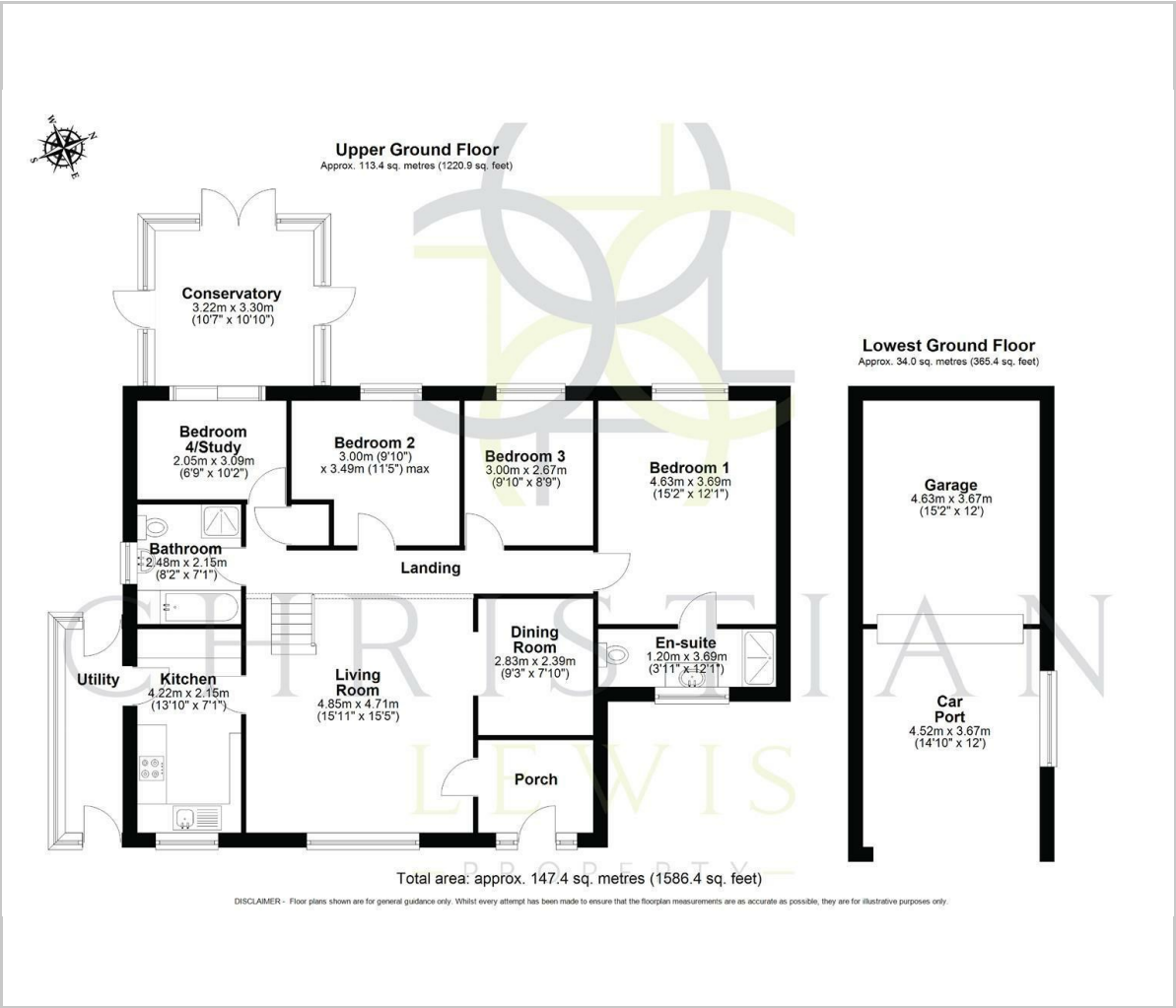
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.



Floor Plan



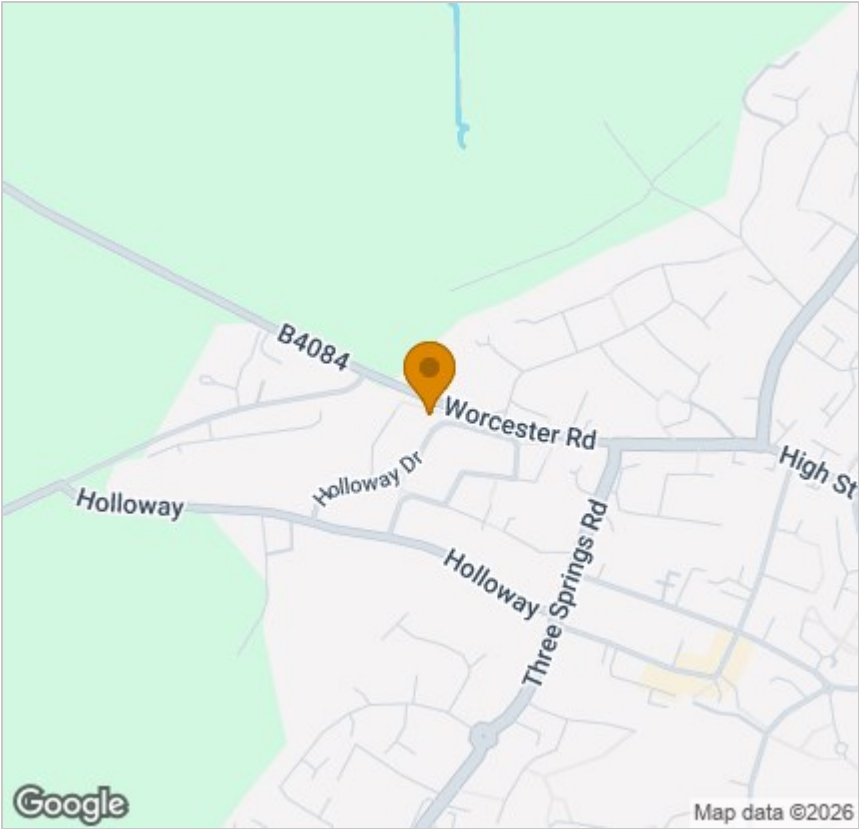
Viewing

Please contact our Pershore Sales Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

