



59 Desjardins Way, Pershore, WR10 3EA

Guide price £425,000





# 59 Desjardins Way

Pershore, WR10 3EA

- CHAIN FREE
- LARGE KITCHEN DINER WITH INTEGRATED APPLIANCES
- GARAGE & DRIVEWAY PARKING
- NEUTRAL DECOR
- SAUGHT AFTER LOCATION
- 4 BEDROOM DETACHED HOUSE
- PRIVATE REAR GARDEN
- DOWNSTAIRS STUDY/OFFICE/BEDROOM 5
- MOVE IN READY
- CLOSE TO PERSHORE TOWN CENTRE

Located in the charming area of Desjardins Way, Pershore, this beautifully presented detached house offers a perfect blend of modern living and comfort, and it is being offered to the market on a chain free basis. Built in 2013, the property boasts an impressive 1,647 square feet of well-designed space, making it an ideal family home.

As you enter, you are greeted by a spacious hallway that leads to two inviting reception rooms. The large living room is perfect for relaxation, while the study, which can also serve as a fifth bedroom, provides versatility for your needs. The heart of the home is undoubtedly the expansive kitchen diner, equipped with integrated appliances, ensuring that cooking and entertaining are a delight. A convenient utility room and a downstairs WC add to the practicality of this lovely home.

The property features four generously sized double bedrooms, with the master bedroom benefiting from an ensuite shower room and built-in wardrobes, providing both comfort and convenience. The additional bedrooms are well-appointed, offering ample space for family or guests. To complete the first floor is a generous size family bathroom complete with 4 piece suite.

Outside, the private rear garden is a tranquil retreat, perfect for enjoying sunny days or hosting gatherings, with the additional benefit of not being overlooked. The property also includes a garage and a tandem driveway, providing parking for up to three vehicles (inc the garage), a rare find in today's market.

Desjardins Way is located on the well regarded development just off Three Springs Road, offering great access links to Pershore Town on foot, or neighbouring large towns and cities by vehicle. Pershore further benefits from fantastic rail connections to London Paddington, Oxford, Birmingham and Worcester making the morning commute a breeze.

This property really must be seen to be appreciated.

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#### 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 F  
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.

#### Service Charge

Please note, this property is subject to a management charge payable direct to Meadfleet.  
The last known amount was £121.84 to cover a 6 month period.

#### AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

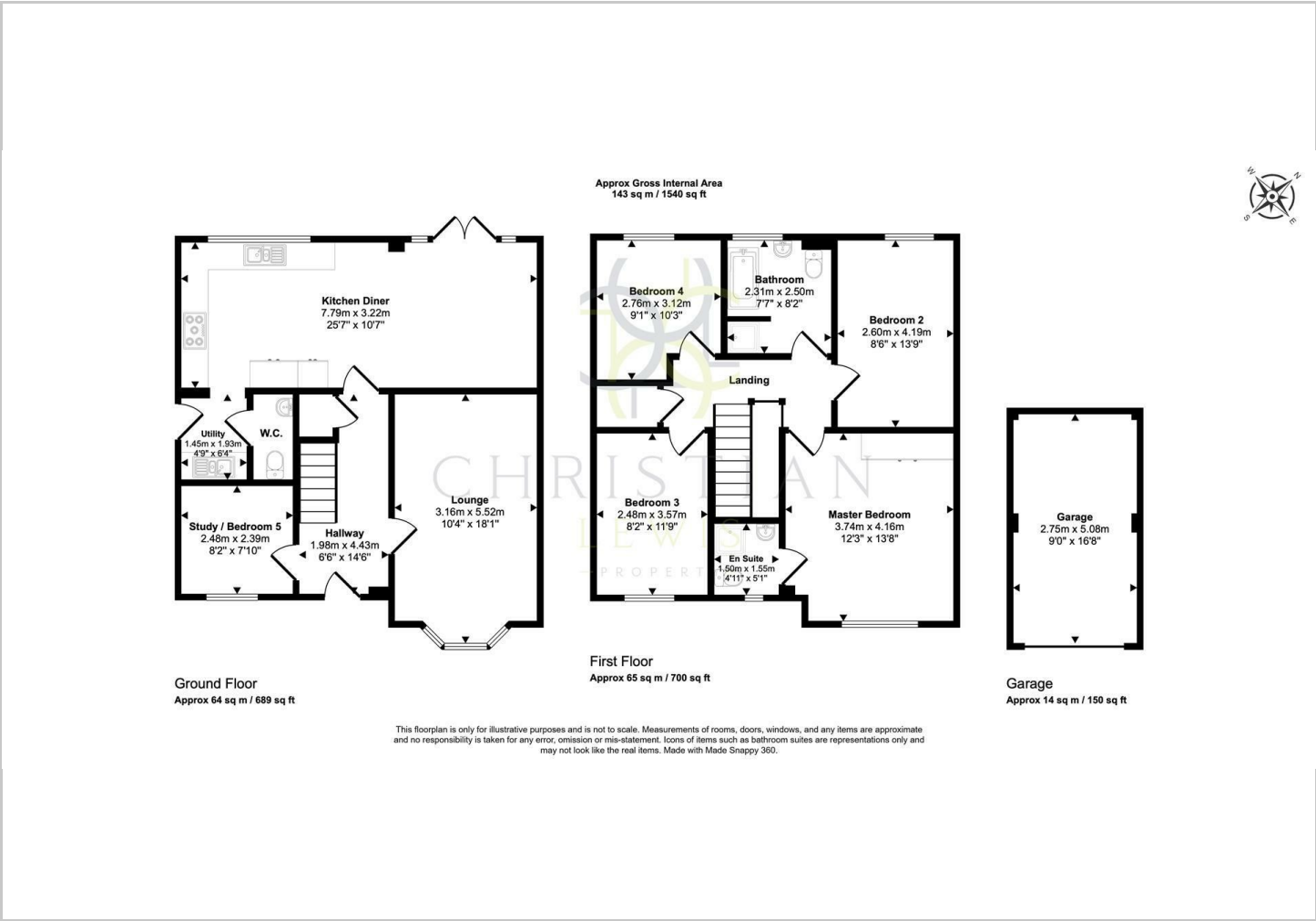
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans



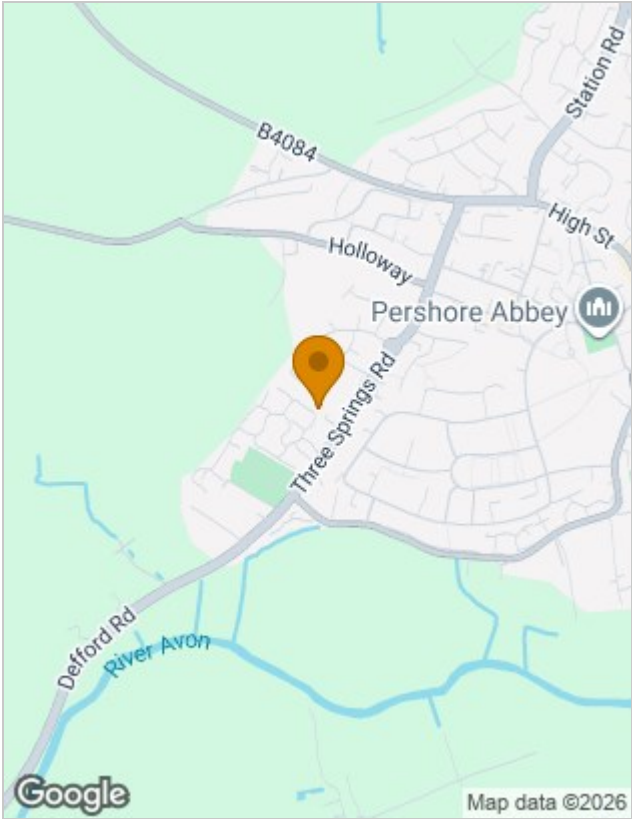
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

14 Broad Street, Pershore, Worcestershire, WR10 1AY  
Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

