



25 Damson View, Eckington
Persore

Guide Price **£695,000**



25 Damson View

Eckington, Pershore

- A spacious energy efficient three-bedroom dormer bungalow, built in 2022 by Spitfire Homes
- Contemporary open-plan kitchen/dining room with NEFF appliances and bi-fold doors
- Study/Office
- Zoned underfloor heating to the ground floor
- Utility, Cloakroom & Storage Cupboards
- Contemporary en-suite & family bathroom.
- Double glazed throughout & gas-fired central heating.
- Garage, driveway parking for two vehicles & an E.V. charger

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



A spacious energy efficient three-bedroom dormer bungalow, built in 2022 by Spitfire Homes, located in the charming village of Eckington, Worcestershire. This property boasts exceptionally generous room sizes, a large central hall, bi-fold doors, and resides on a generous plot with a south-westerly facing garden, private parking and a garage.

The immaculate accommodation comprises a spacious entrance hall with a storage and coat cupboard and access to a cloakroom W.C., a contemporary open-plan kitchen/dining room having wall and base units with work surfaces over, integral NEFF appliances including an induction hob, fan oven, microwave and fridge/freezer, a pop-up tower socket, USB chargers, a bin draw, bi-fold doors to the rear garden and access to the utility room.

The ground-floor accommodation continues with a dual-aspect living room, study/office and a main bedroom suite with build-in wardrobes, French doors to the rear garden and a shower en-suite. The entire ground floor has zoned underfloor heating.

To the first floor is a landing area with access to a storage cupboard, two vast bedrooms with eave storage, and a family bathroom.

The property also benefits from an excellent "B" rated energy performance certificate, double-glazed throughout, an air circulating system, an NHBC warranty, gas-fired central heating with zoned underfloor heating to the ground floor and is within the catchment area for Bredon Hill Academy and Prince Henry's Academy High School.

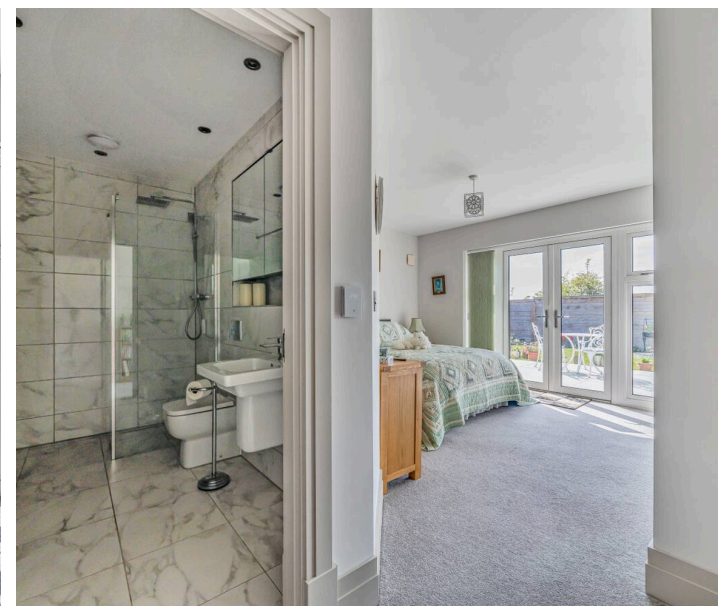


To the front of the property are two beautifully maintained garden beds with a path to the front door, driveway parking for two vehicles, an E.V. charger and access to a garage.

The recently landscaped rear garden has a large patio seating area to the rear of the property, a lawn, well-maintained flower beds, a garden shed, access to the front of the property and additional access to the garage.

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Eckington is a sought-after Bredon Hill village situated midway between Pershore and Tewkesbury. Local amenities include a village shop, first school, church, and two public houses. With the River Avon nearby, the area is well known for its boating, fishing and walking.





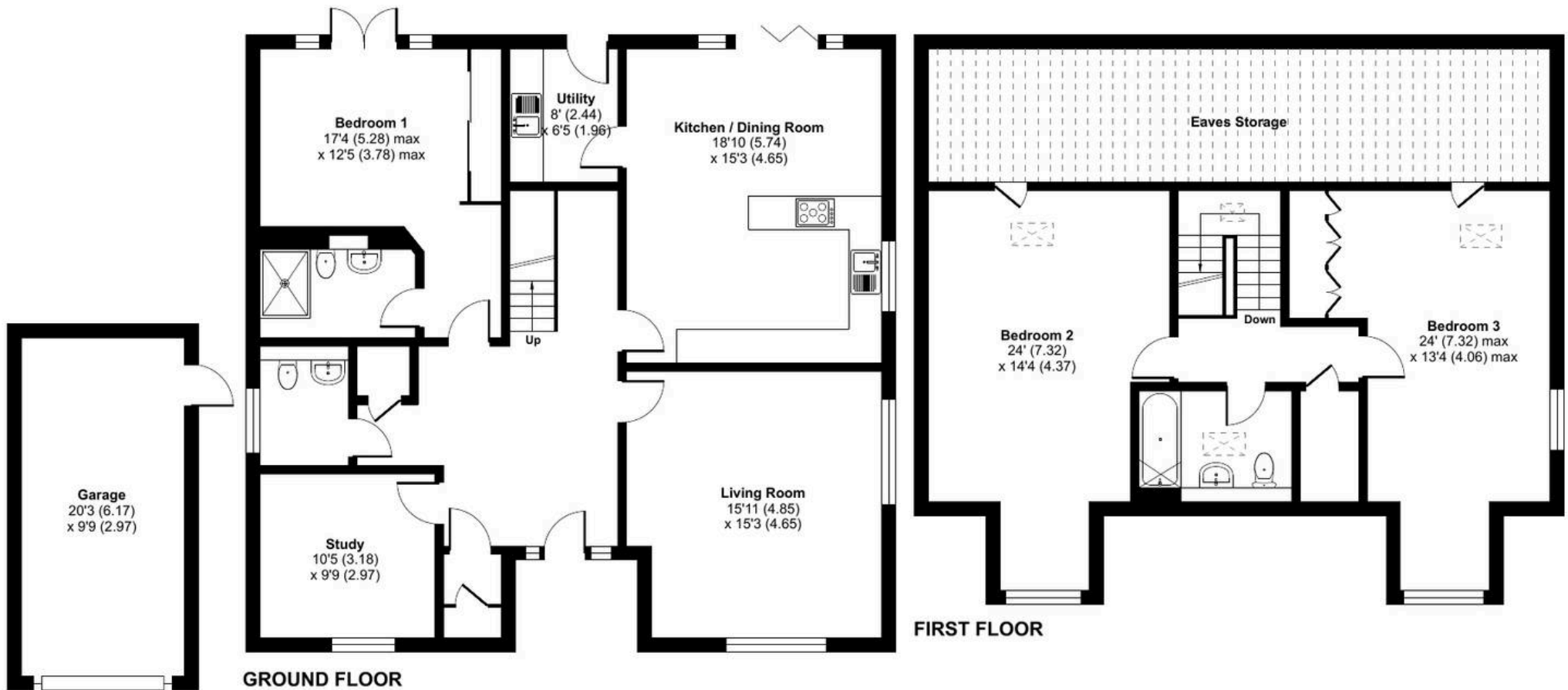
Damson View, Eckington, Pershore, WR10



Denotes restricted
head height

Approximate Area = 2024 sq ft / 188 sq m
Limited Use Area(s) = 317 sq ft / 29.4 sq m
Garage = 200 sq ft / 18.5 sq m
Total = 2541 sq ft / 235.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jason Jones & Associates. REF: 1190263



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