



**3 Minson Drive, Pershore**  
Persnore

Offers Over **£525,000**



## 3 Minson Drive

Pershore

- Spacious accommodation extending to approximately 1,628 sq ft, not accounting for the substantial detached double garage
- Impressive 19ft dual-aspect sitting room with bay window and French doors opening onto the rear garden
- Contemporary kitchen/dining room with French doors, ideal for modern family living and entertaining
- Four generous double bedrooms plus a versatile fifth single bedroom, ideal as a nursery, dressing room or dedicated home office
- Principal bedroom with stylish en-suite shower room, alongside a second double bedroom also benefiting from its own modern en-suite shower room
- Detached double garage and private driveway providing parking for multiple vehicles
- Landscaped north-easterly facing rear garden with paved entertaining terrace and lawn
- Separate utility room, ground floor cloakroom and excellent storage throughout the property
- Conveniently located for Pershore's shops, schools, railway station and excellent transport links

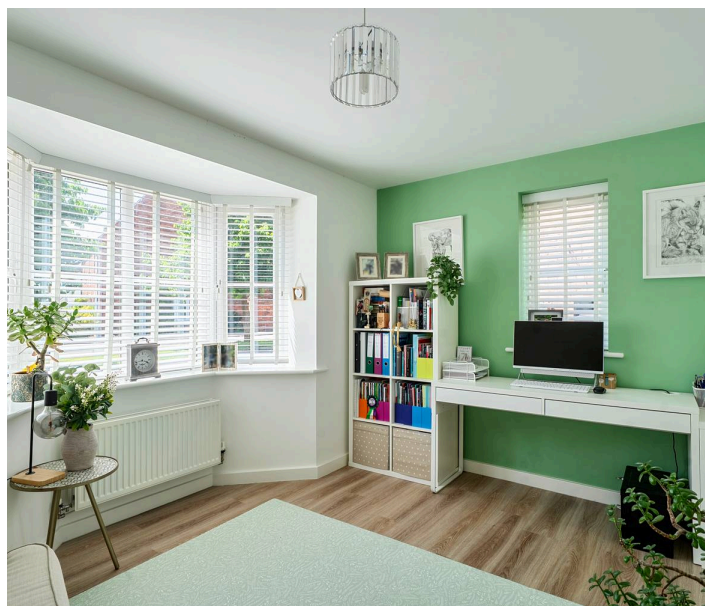


Occupying a prime position overlooking an attractive communal green within one of Pershore's most desirable modern developments, this beautifully presented detached family home offers spacious and versatile accommodation extending to approximately 1,628 sq ft. Constructed in the 2010s and thoughtfully designed for modern family living, the property combines generous living space, excellent presentation and a highly convenient location close to the town's amenities.

The accommodation is entered via a welcoming entrance hall which provides access to the principal reception rooms and a convenient cloakroom/WC. To the front of the property is a versatile study, perfectly suited to home working, whilst also lending itself to use as a dining room, playroom, snug or additional reception room if required.

The principal reception room is a particularly impressive space extending to almost 20ft in length, featuring a bay window to the front elevation and French doors opening onto the rear garden. This bright and inviting room provides an excellent setting for both everyday family life and entertaining.

At the heart of the home is the spacious kitchen/dining room, fitted with a comprehensive range of contemporary wall and base units complemented by generous work surfaces and integrated appliances. The dining area comfortably accommodates a family-sized table and enjoys direct access to the rear garden via French doors, creating a seamless connection between indoor and outdoor living. Adjoining the kitchen is a separate utility room providing additional storage and laundry facilities.



To the first floor, a spacious landing gives access to five bedrooms. The principal bedroom benefits from a modern en-suite shower room, whilst a second bedroom also enjoys the convenience of its own en-suite shower room. The remaining three bedrooms are served by a recently fitted, well-appointed family bathroom. The fifth single bedroom offers excellent flexibility and could equally be utilised as a nursery, dressing room or additional home office.

Externally, the property continues to impress. The enclosed rear garden enjoys a north-easterly aspect and has been thoughtfully landscaped to provide a generous paved terrace ideal for outdoor dining and entertaining, together with a well-maintained lawn bordered by mature planting. The garden offers an attractive and private setting for family enjoyment throughout the year.

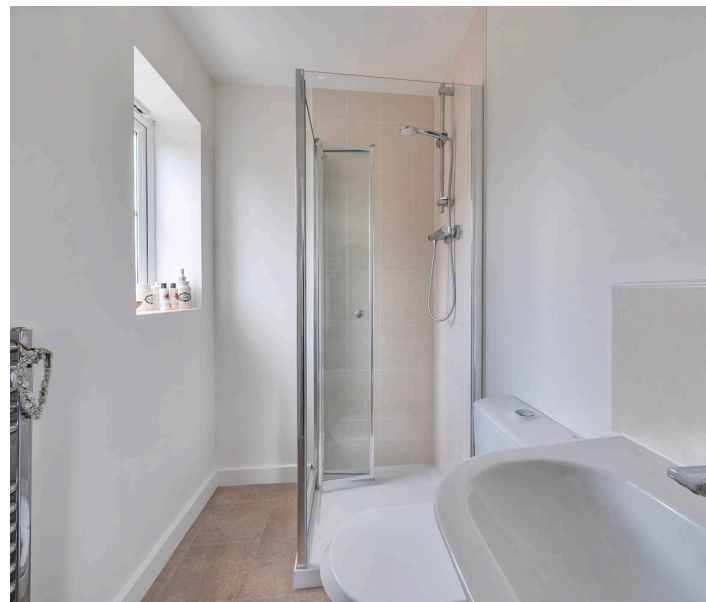
A particular feature of the property is the substantial detached double garage, complemented by driveway parking for multiple vehicles.

The property enjoys a wonderful outlook across a central landscaped green, creating a pleasant sense of openness rarely found within modern developments, whilst remaining within easy reach of Pershore's excellent amenities, schooling and transport links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C







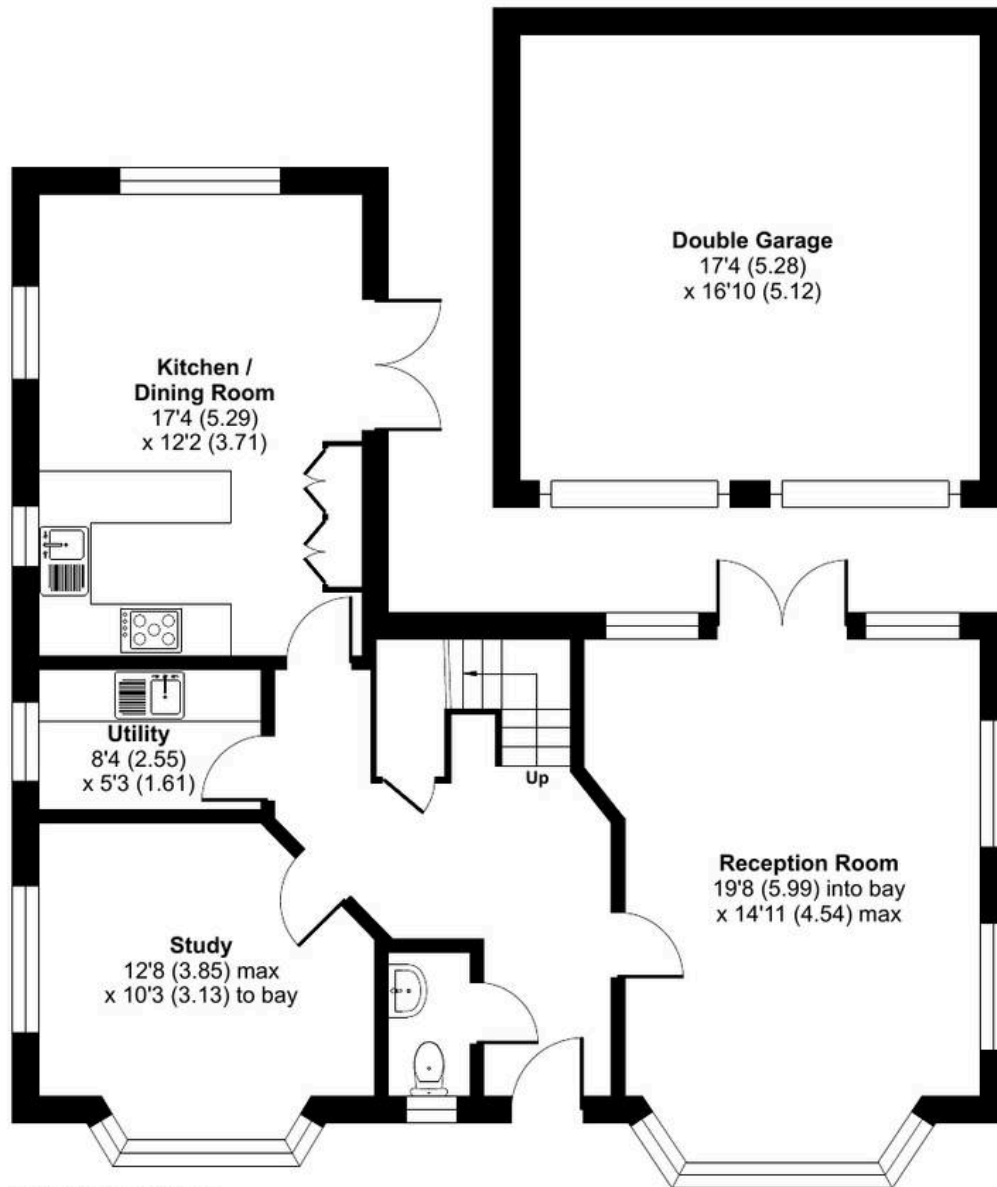
# Minson Drive, Pershore, WR10

Approximate Area = 1628 sq ft / 151.2 sq m

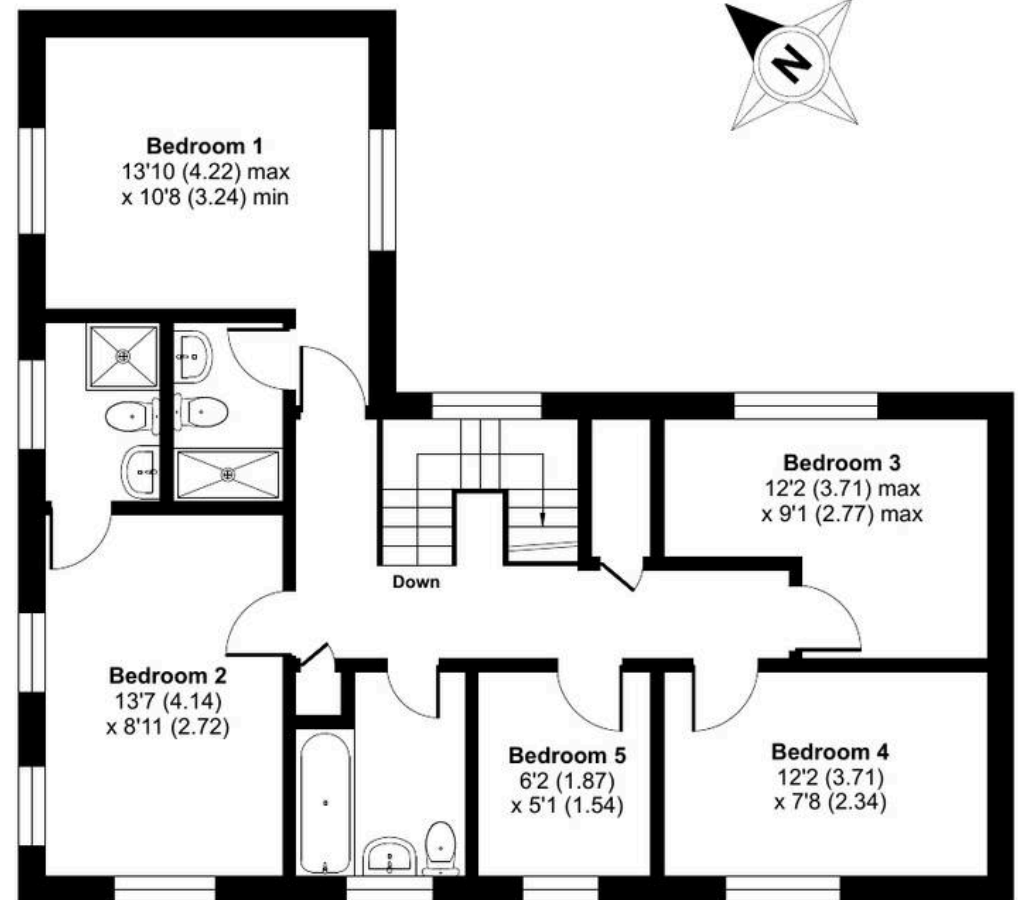
Garage = 291 sq ft / 27 sq m

Total = 1919 sq ft / 178.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

