



**39 Paddock Close, Pershore**  
Persnore

Guide Price **£475,000**



## 39 Paddock Close

Pershore, Pershore

- Walking distance to town centre
- Substantial four-bedroom detached family home
- Approx. 1,544 sq ft of versatile accommodation
- Spacious living room with a feature gas-fired stove set on a slate hearth
- Generous reception room with French doors to garden terrace
- Well-appointed shaker-style kitchen with ample storage
- Separate utility room and ground floor cloakroom
- Principal bedroom with private en-suite shower room
- Three further well-proportioned bedrooms
- Enclosed rear garden and large gravel driveway providing extensive off-road parking

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



Occupying a peaceful and secluded position within a desirable cul-de-sac within walking distance to the ever-popular market town of Pershore, this beautifully maintained and thoughtfully arranged four-bedroom detached residence offers spacious, light-filled accommodation extending to approximately 1,544 sq ft. Designed with modern family living in mind, or a home to enjoy retirement, the property combines generous reception space, practical layout and attractive outdoor areas.

Upon entering, a welcoming hallway provides access to the principal ground floor rooms and staircase rising to the first floor. The main living room is an impressive yet cosy space, centred around a contemporary gas-fired stove set on a slate hearth, creating a warm focal point for the room. Large windows allow natural light to pour in, enhancing the sense of space and comfort – ideal for both relaxing evenings and family gatherings.

To the rear of the property, the home opens beautifully into a substantial reception room, offering excellent proportions for entertaining, dining, or everyday living. French doors provide seamless access to the garden terrace, allowing indoor and outdoor spaces to blend effortlessly during warmer months. This room flows conveniently into the well-appointed country-style kitchen, fitted with a comprehensive range of cream shaker-style cabinetry, generous work surfaces and integrated appliances, all complemented by neutral tiling and ample storage. A window overlooking the garden ensures the space is bright and airy.

Practicality is further enhanced by a separate utility room providing additional storage and laundry space, alongside a convenient ground floor cloakroom.



The first floor offers four well-proportioned bedrooms arranged around a central landing. The principal bedroom is particularly spacious and benefits from its own en-suite shower room, creating a private retreat. The remaining bedrooms are all generous in size and versatile in use – ideal for children, guests, or home working. A contemporary family bathroom serves the additional bedrooms and features modern fittings with a bath and shower arrangement.

Externally, the property continues to impress. The rear garden enjoys a substantial paved terrace, perfect for al fresco dining and entertaining, which gently steps down to a lawned area bordered by mature shrubs and established hedging providing a good degree of privacy. There is also a useful garden shed for storage.

To the front of the property, a large gravel driveway offers ample off-road parking for multiple vehicles, framed by attractive planting and mature greenery, enhancing the home's kerb appeal.



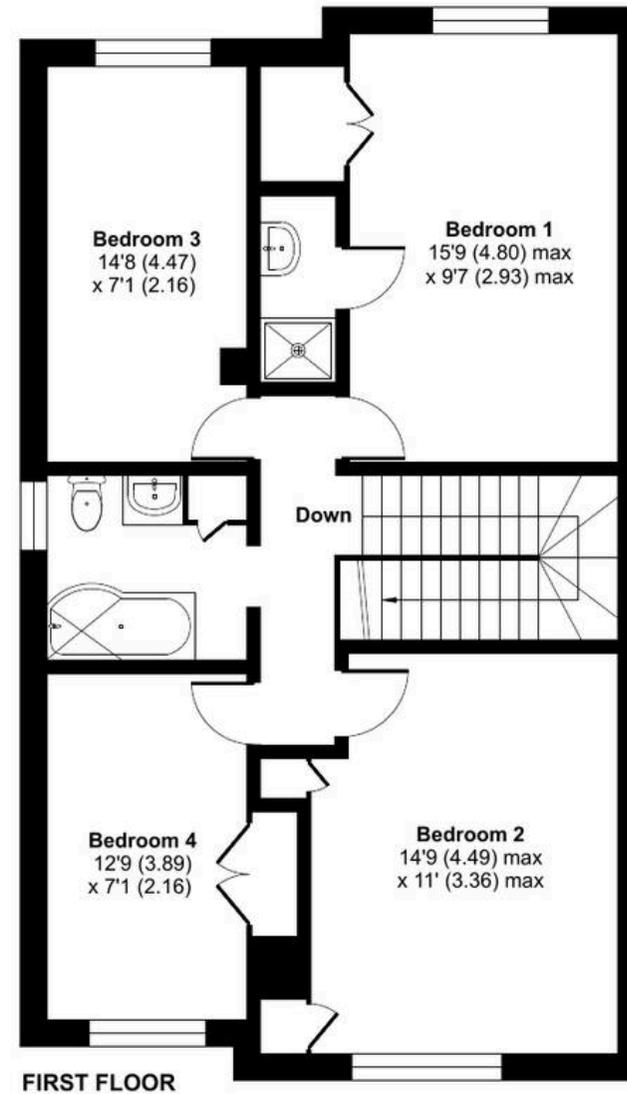
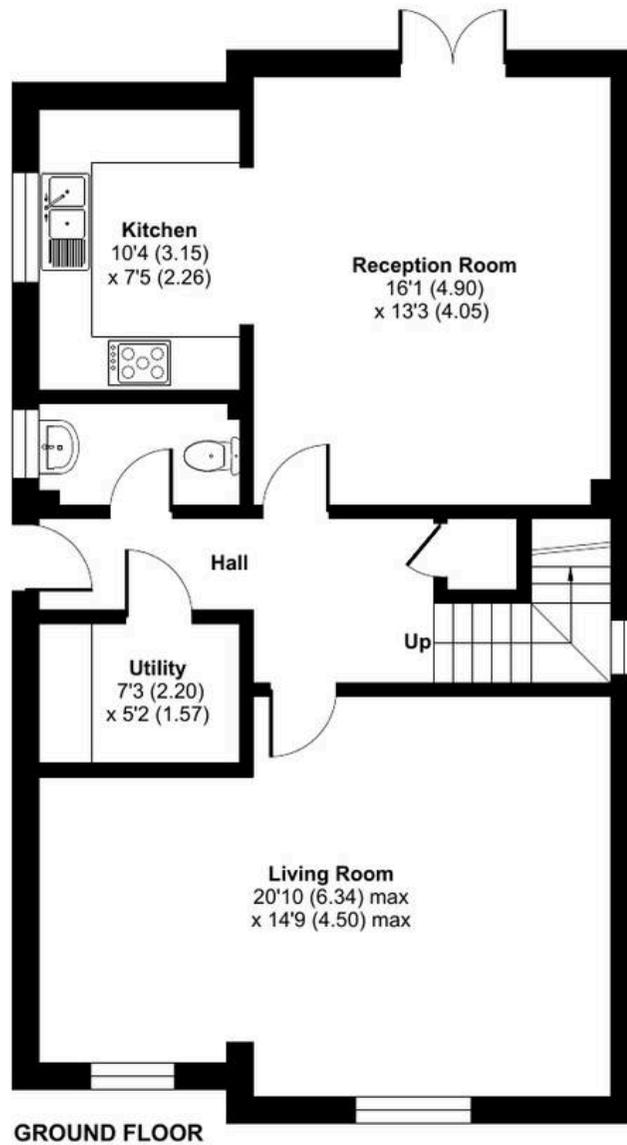




# Paddock Close, Pershore, WR10

Approximate Area = 1544 sq ft / 143.4 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: 1420124