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**14 Choules Close**  
**Pershore**  
**Worcestershire**  
**WR10 2FB**

**For Sale**

**Guide Price £710,000**



**A SUBSTANTIAL DETACHED FIVE BEDROOM PROPERTY  
SITUATED WITHIN THIS POPULAR RESIDENTIAL  
DEVELOPMENT CREATED BY THE PRESTIGIOUS  
DEVELOPERS REDROW ON  
THE OUTSKIRTS OF  
PERSHORE TOWN, SOUTH WORCESTERSHIRE.**

*Residential Sales Particulars*

## **14 Choules Close, Pershore, Worcestershire, WR10 2FB**

### **The Accommodation in Brief**

**Entrance Porch \* Reception Hall \* Cloakroom \* Study \* Lounge \* Premier Fitted Kitchen Dining Room and Morning Room (Open Plan) \* Utility Room/Boot Room \* Master Bedroom with En-Suite Dressing Room and Bathroom \* Guest Bedroom with En-Suite \* Three Further Double Bedrooms \* Family Bathroom \* Detached Double Garage \* Brick Paved Driveway \* Ample Off-Road Parking \* Further Multi-Purpose Building within the Rear Garden Providing at Present Games Room/Gymnasium \* Sauna and Cloakroom \* Enclosed Rear Garden \* Attractive Frontage.**

### **Situation**

This handsome house is the popular Blenheim design by Redrow, probably their most successful and sort after style of house for its size and internal accommodation layout, with the open plan fitted kitchen, dining room and morning room all to the rear overlooking the garden which gives a great sense of living space together with the pleasant lounge with bay window and also the large study.

Rising from the reception hall the stairway leads to a large landing with balustrading, having good natural light with doors off to the bedrooms which are all good size doubles. The master bedroom has the bonus of fitted dressing room storage and the large shower/bathroom. The guest room has an en-suite and the family bathroom has a separate bath and shower cubicle. There are quality fittings throughout the property and this house is wired with data points and television points in the principal rooms.

To the front of the house there is pleasant garden and brick paved driveway allowing ample off-road parking and access to the double garage. The rear garden is enclosed and has paved patio and lawn with raised border providing the opportunity to create your personal style.

The present vendors have added the games room, sauna and gym area which provides further opportunity for personal usage.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Off Station Road there is the railway link to London Paddington or Worcester. The new Worcestershire Parkway Station is being developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outline regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

### **Viewing**

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

### **Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

JMB1491

October 2019

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### The Property Comprises of

Paved pathway from drive leads to attractive open porch with weather light and external power points.

**Entrance** with secure front door, spy hole, chain and security lock, opaque glazed panel.

**Reception Hall** with co-ordinated Porcelanosa wood style flooring over the reception areas and into the kitchen/dining area also. Double panelled radiator, front elevation leaded windows, multi socket power points, BT socket. Under stairs storage cupboard with power and light, at present containing modern IT system wired to all the main rooms.

**Cloak Room** with low flush WC, ceramic tiled surrounds, hand wash basin with mixer tap. Panelled radiator, inset ceiling lights, co-ordinated flooring and extractor fan.

**Study** measuring approximately 12'9" x 10'1" (3.93 x 3.08m) with front bay window, venetian blind, double panelled radiator, TV aerial socket and multi socket power points. BT socket, ceiling light point.



**Lounge** measuring approximately 12'9" x 17'5" (3.93 x 5.33m) into bay window with venetian blinds, panelled radiator, ceiling light point, BT socket, TV aerial socket, multi socket power points. Log effect gas fire in an attractive stone surround with mantle shelf and hearth.

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**Lounge**



Off the reception hall, door leads into

**Open Plan Kitchen Diner/Morning Room** measuring approximately 40'5" x 11'10" (12.3 x 3.38m) max. with co-ordinated floor covering throughout, ample multi socket power points, TV aerial socket, lamp light sockets and BT points. Inset ceiling lights, rear elevation windows with venetian blinds. The dining area has fully glazed double doors with side panels giving access to the garden. Panelled radiators. Premier fitted kitchen comprising granite work top surfaces, drawers and storage cupboards under. Appliances are fitted with dishwasher, one and a half bowl stainless steel sink unit with mixer tap. Built-in upright freezer and separate fridge. Coffee maker and microwave, double oven and grill, bottle fridge, pan storage and wall mounted storage cupboards. 5-burner gas hob top with modern extractor hood over.



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**Utility Room** measuring approximately 12'9" x 6'2" (3.93 x 1.89m) with further granite work top surface, single drainer sink unit with mixer tap and plumbing for automatic washing machine. Space for vented tumble dryer. Wall mounted storage cupboards and ample multi socket power points. Panelled radiator. Also incorporating boot room with shoe storage, shelving and ample coat hooks. High-level storage cupboards. Inset ceiling lights, extractor fan and consumer unit.

From the reception hall, central stair way with balustrading leads up to first floor

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**Landing** having good natural light, further balustrading, front elevation leaded windows, panelled radiator, ceiling light points and access hatch to roof void. Store cupboard housing pressurised hot water tank.

**Master Bedroom** measuring overall approximately 12'9" x 13'3" (3.93 x 4.05m) with front elevation bay window with leaded panels, venetian blinds, panelled radiator, light and power points, BT and TV sockets.



**En-Suite Dressing Room** with built-in wardrobe cupboards, sliding doors with central mirrors through to en-suite **bathroom** comprising low flush WC, walk-in shower with glazed shower screen and ceramic tiled surrounds. Upright towel rail/radiator. Separate wall mounted sink units with mixer taps. Built-in shelving with mirror fronted cabinet, individual down lights. Inset ceiling lights, opaque leaded glazed window, low flush WC. Ceramic floor covering and extractor fan.



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**Bedroom Two** measuring approximately 12'8" x 9'9" (3.90 x 3.02m) with front elevation leaded glazed bay window, venetian blinds, panelled radiator, light and power points, TV aerial socket.

**En Suite Shower Room** comprising wall mounted hand wash basin, low flush WC, upright towel rail/radiator, ceramic tiled surrounds and floor covering. Glazed shower screen to plumbed in shower with shower head on wall bracket. Inset ceiling light and extractor fan. Wall mirror, shaver point and opaque glazed window.

**Bedroom Three** measuring approximately 8'7" x 13'9" (2.65 x 4.24m) with rear elevation leaded glazed windows, panelled radiator, light and power points, built-in wardrobe cupboard with central mirror and TV aerial socket.

**Bedroom Four** measuring approximately 12'9" x 8'10" (3.93 x 2.47m) minimum with rear elevation leaded glazed windows, venetian blind, panelled radiator, light and power points. TV aerial socket

**Bedroom Five** measuring approximately 11' x 10'2" (3.35 x 3.11m) with rear elevation leaded glazed window, venetian blind, panelled radiator, light and power points. TV aerial socket.

**Family Bathroom** comprising panelled bath, ceramic tiled surrounds. Low flush WC, hand wash basin and shaver point. Wall mirror. Upright towel rail / radiator, glazed shower screen door into shower cubicle with plumbed in shower, shower head on wall bracket. Inset ceiling lights and extractor fan. Opaque leaded window and ceramic floor covering.

### **Outside the Property**

**Multi-Purpose Building** which features games room measuring approximately 17'4" x 15'7" (5.30 x 4.78m) with front elevation fully glazed opening doors with side panels and windows. Inset ceiling lights, TV aerial socket and multi socket power points. BT socket and electric wall mounted heating.



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**Cloakroom** with concealed unit low flush WC, vanity unit with hand wash basin and storage cupboards under. Wall mirror and down lights. Inset ceiling lights and extractor fan. Enclosed fuse box

**Sauna** with heater, 2 level benches, temperature control, pine interior, air vent and tinted glazed door.



**Gym Area** measuring internally approximately 13'2" x 10'7" (4.02 x 3.26m) with TV aerial socket, wall light points, mains water tap, fully glazed double doors and side panels overlooking garden.



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**Detached Double Garage** measuring internally approximately 17'8" x 18'6" (5.42 x 5.67m) with single up and over door, light and power, separate fuse box.

**Rear Garden** comprises of paved stone patio with lawned area and raised border. Outside mains cold water tap, sensor lighting and exterior electric point. The rear garden is enclosed by close boarded fencing with pedestrian gated access to driveway.

**To The Front of The Property** approached over a brick paved driveway, further sensor lights and ample off-road parking. To the front of the house there is lawned area and mature border with paved stone walkway to the front door.



**Services** All mains services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.

**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.

**Tenure:** The property is freehold

**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Persnore  
WR10 1PT Telephone 01386 565000

**Council Tax:** **Band G**

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