

12 CHOULES CLOSE

PERSHORE, WORCESTERSHIRE WR10 2FB



A DETACHED FIVE BEDROOM, LARGE FAMILY HOME
OFFERING IN EXCESS OF 2000 SQ.FT. OF ACCOMMODATION
SET WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT



Attractive entrance porch with brick archway. Entrance door with security locks, reception hall, cloakroom, study, television lounge/dining room, main lounge, open plan day/dining room, breakfast room, fitted kitchen, utility room and boot room.

On the first-floor, master bedroom with en suite dressing room and full shower room suite. Guest bedroom with en suite, three further bedrooms, family bathroom with shower also.

Attached double garage, good sized landscaped rear garden, brick paved frontage with ample parking.

Choules Close has been developed by the prestigious builders Redrow, who have developed a number of similar small well-presented developments, which have been very popular in this area. Number 12 is no exception, having been purchased by the present vendors from new who have then put their mark on the finishing's to create this very well-presented property.

Choules Close is set in a semi-rural location on the outer boundary of Pershore, but within walking distance of the High Street facilities.

The market town of Pershore is Georgian styled and provides high street shopping facilities and a 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 a hospital and a 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 Shrub Hill travelling onto Birmingham. Junction 7 of the M5 motorway is approximately nine miles away bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with its theatre and racecourse, Cheltenham with National Hunt horse racing and the Everyman Theatre and a large shopping district. Worcester with its famous Cathedral and equally famous cricket club, Worcester Warriors rugby club and David Lloyd fitness club together with the River Severn, its University and a variety of shops.

THE PROPERTY COMPRISES OF:

Brick paved driveway leads to attractive entrance porch with archway, lantern lights to...

ENTRANCE DOOR

Being wood styled UPVC, security locks, spy-hole and having opaque double-glazed central panel.

RECEPTION HALL

With BT socket and multi socket power points, front elevation double-glazed windows, ceiling lights and door chime. Double panelled radiator. Useful Under Stair Storage Cupboard with light and wall mounted consumer unit.





CLOAKROOM

Comprising of low flush WC, ceramic wall and floor covering, hand wash basin with corner, mirror fronted cabinet. Extractor fan and inset ceiling lights. Panelled radiator.

STUDY

Measuring approximately 11'2" x 7'9" (3.41 x 2.41m) maximum, with rear elevation double-glazed panelled window, panelled radiator, multi socket power points, TV aerial socket, BT socket and ceiling light point.



TV LOUNGE / DINING ROOM

Measuring approximately 10'7" x 14'9" (3.26 x 4.54m) with ceiling light point, multi socket power points, panelled radiator, front elevation doubleglazed windows with roller blind. Off the reception hall there is...

LOUNGE

Measuring approximately 15' x 12'10" (4.57 x 3.69m) with ceiling light point, multi socket power points, TV aerial socket, BT socket, digital sockets, feature gas log-effect fire, air vent, front elevation bay window with double panelled glazed windows, low level panelled radiator.





KITCHEN/BREAKFAST ROOM (OPEN PLAN)

Measuring overall approximately 22'8" x 11'6" (6.95 x 3.53m) incorporating fitted kitchen having marble work top surfaces, with 1 ½ bowl sink unit with mixer tap and storage cupboards under. Built-in dishwasher, fitted carousel unit and further base level drawers and storage cupboards. Ceramic five burner gas hob top with stainless steel extractor hood being suspended from ceiling. Inset ceiling lights, rear elevation double-glazed windows with Roman blind. Extractor fan. Wall mounted storage cupboards, ample multi socket power points. Fitted microwave, two built in ovens and built in coffee machine. (Siemens). Storage cupboards over and beneath. Built-in display wine fridge, fitted full-length fridge and freezer. Ceramic tiled floor covering throughout.



Incorporating...

BREAKFAST AREA

Having fully double glazed double doors with side panels which lead out onto terrace. Extended double pendant lights and radiator.



Also incorporating...

DAY ROOM / DINING ROOM

Measuring approximately 12' x 11'8" (3.66 x 3.60m) with fully double glazed double doors and side panels leading out to terrace. Multi socket power points, BT socket, double panelled radiator, ceiling light point, TV aerial socket.



Continuing from the kitchen, there is...

UTILITY ROOM

Measuring approximately 7'8" x 8'3" (2.38 x 2.53) with ceramic floor covering, built-in work top surfaces with storage cupboards under, plumbing for automatic washing machine, fitted wall mounted storage cupboards, inset ceiling light and extractor fan. Stainless steel sink unit with mixer tap, multi socket power points, panelled radiator, half opaque double panelled glazed rear access door. Wall mounted thermostatic control. Door into...

BOOT ROOM / CLOAKS STORAGE

With fitted oak units, having hanging rails and storage areas. Storage for ironing board and brooms, boot storage and low-level locker with opening lid. Panelled radiator, partial dado timber panelling, rear elevation panelled glazed window and ceiling light.

From the reception hall, wide stairway with bannister rails and balustrading leads up to...

GALLERIED LANDING

With front elevation double-glazed windows, panelled radiator, roller blind, three ceiling light points, multi socket power points, access hatch to roof void. Airing Cupboard housing large hot water tank supporting a pressurised system.



BEDROOM ONE

Measuring approximately 14'5" x 12'8" (4.42 x 3.90m) with panelled radiator, front elevation double-glazed windows, roller blind, light and power points, wall mounted thermostatic control.

EN-SUITE

Measuring approximately 9'4" x 8'7" (2.86 x 2.65m) being good sized and having ceramic tiled floor and wall covering. Walk-in shower cubicle with plumbed-in shower, having manual temperature control to shower head and fixed glazed shower screen. His and hers hand wash basins with mixer taps, being wall mounted and having storage drawers under. Inset shelving with mirror and integral lighting. Extendable shaving mirror. Inset ceiling lights, extractor fan. Low flush WC. Upright radiator/towel rail. Opaque double-glazed window.

DRESSING ROOM

Measuring overall approximately 10'8" x 7'7" (3.29 x 2.35m) with fitted open plan wardrobe cupboards with shelving and rails having individual compartments. Inset ceiling lights, panelled radiator, side elevation double-glazed window with views to Bredon Hill.

BEDROOM TWO

Measuring approximately overall 14'9" x 12'8" (4.54 x 3.90m) minimum. Incorporating built-in wardrobe cupboards, rails and shelving. Single full length mirror. Front elevation double-glazed windows (South elevation) panelled radiator, ceiling light points and multi socket power points.
En-suite Shower Room.

BEDROOM THREE

Measuring approximately 10'7" x 13'3" (3.26 x 4.05m) with rear elevation double-glazed windows, panelled radiator, light and power points, built-in oak wardrobe cupboards with rails and shelving. Display shelving and individual end storage cupboard. Fitted dressing table with drawers.

BEDROOM FOUR

measuring approximately 13'9" x 10' (4.24 x 3.05m) with rear elevation double- glazed windows, panelled radiator, light and power points.



BEDROOM FIVE

Measuring approximately 9'5" x 11'9" (2.89 x 3.63m) to include built-in wardrobe cupboards with central full-sized mirror, rails and shelving. Light and power points, panelled radiator.

FAMILY BATHROOM

Having panelled bath with mixer tap and ceramic tiled surrounds. Low flush WC, wall mounted hand wash basin with storage drawer under. Walk in shower with sliding screen door. Manual temperature control with shower head on wall bracket. Mirror fronted wall cabinet. Shaver point. Ceramic floor and wall covering, extractor fan, opaque double-glazed window. Towel rail/radiator.

OUTSIDE THE PROPERTY:

There is an attached double-garage with automatic door, measuring approximately 18' x 17'8" (5.49 x 5.42m) with light and power points. Pitched roof over concrete base with open frame roof structure. Courtesy door with double glazed window leading out to rear walkway with weather light. There is gated and paved path leading along the rear gable with access door into utility room. Further pathway leads to the rear garden and paved terrace.

To the rear of the property...

REAR GARDEN

Predominantly laid to lawn with seasonal borders. The present vendors have landscaped this rear garden including low level Box Hedge parallel to Portuguese Laurel Trees, which lead to an interesting shrubbery. There are compost bins and clothes drying area, all enclosed by close boarded fencing.

To the front of the property...

There is herring-bone, brick paved driveway with ample off-road parking. Access to the double garage. A lawned area with border and paved walkway to the gated rear access.





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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

Freehold.

LOCAL AUTHORITY

Wychavon District Council, The Civic Centre, Queen Elizabeth Drive, Pershore WR10 1PT
Tel: 01386 565000

COUNCIL TAX - G

Energy Performance Certificate		HM Government	
12 Choules Close, PERSHORE, WR10 2FB			
Dwelling type: Detached house	Reference number: 8255-7736-2010-8739-7506		
Date of assessment: 01 June 2015	Type of assessment: SAP: new dwelling		
Date of certificate: 01 June 2015	Total floor area: 231 m ²		
Use this document to:			
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 			
Estimated energy costs, £1,000 per year £ 0.340			
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	
Heating	£ 1,623 over 3 years	£ 1,623 over 3 years	Not applicable
Hot Water	£ 339 over 3 years	£ 339 over 3 years	
Totals	£ 2,244	£ 2,244	
<small>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</small>			
Energy Efficiency Rating			
	Current: 66 Potential: 80	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.	
Actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Solar photovoltaic panels, 2.5 kWp	£3,000 - £8,000	£ 807	



ESTATE • AGENTS

14 BROAD STREET • PERSHORE • WORCS WR10 1AY • TELEPHONE: 01386 555368

Sales: residential@bomfordandcoffey.co.uk

Lettings: lettings@bomfordandcoffey.co.uk

www.bomfordandcoffey.co.uk