



ESTATE AGENTS

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3 Conningsby Drive,
Pershore,
Worcestershire.
WR10 1QX

For Sale

Price £525,000



A DETACHED FOUR BEDROOM, ONE EN-SUITE FAMILY HOME SET IN POPULAR RESIDENTIAL AREA AND NEAR TO AMENITIES WITH INTEGRAL DOUBLE GARAGE, OFF-ROAD PARKING, FRONTAGE AND ATTRACTIVE REAR GARDEN.

Canopied Entrance, Reception Hall, Cloakroom, Study, Lounge, Separate Dining Room, Fitted Kitchen/Breakfast Room, Utility Room, Master Bedroom with En-Suite, Three Further Double Bedrooms, Family Bathroom with Separate Shower, Double Garage, Pleasant Southerly Facing Rear Garden.

Residential Sales Particulars

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Situation

Conningsby Drive and Hunters Rise are part of this David Wilson development which has been popular since it was built some twenty years ago. Number three is situated on the left-hand side as you enter the development, known as 'The Cloisters' and is a detached four-bedroom property which has been well maintained and presents good size rooms with natural light and southerly elevation rear garden, together with an integral double garage which can be accessed, internally, from the utility room. The main bedroom has an en-suite and there is a large family bathroom with full suite and cubicle shower. The property provides off-road parking and neat frontage together with gated access to the side of the house to an attractively landscaped rear garden.

There will be no on-going chain to this property and appointments through the sole agent should be made for accompanied viewings through Bomford and Coffey.

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 Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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, 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.

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Property Comprises

Canopied Entrance Porch

with weather light point, interlocking tiled roof and brick paved floor covering.

Entrance

with half panelled glazed front door, brass furnishings and glazed side panel.

Reception Hall

measuring approximately 16'7" x 5'9" (5.05m x 1.75m) with matwell, panelled radiator with shelf over. Door chime, pendant ceiling lights and coving. BT point, power points, stairway leading to first floor and doors off to



Cloakroom

comprising low flush WC, pedestal hand wash basin with tiled splashback, high level glazed shelf and extractor fan. Ceiling light point and panelled radiator. Cushion tiled floor covering.

Double doors off the hall lead into

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Lounge measuring overall approximately 18'9" into bay, x 11'8" (5.72m x 3.56m) having front bay window, double panelled radiators, multi socket power points and air vent. TV aerial point, coal effect gas fire with marble hearth and inset with timber surround. Gas point, coved ceiling and ceiling light points. Panelled glazed double doors, lead into



Dining Room measuring approximately 11'8" x 10'2" (3.56m x 3.1m) with coved ceiling, pendant light and panelled radiator. Power points, sliding patio door with vertical blinds and side panel. Further door into hallway.



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Study/Breakfast Room measuring approximately 11'3" into bay window x 7'9" (3.43m x 2.36m) with panelled radiator having shelf over, semis circular bay window with glazed panels. High level picture rail, light and power points, BT point.



Kitchen/Breakfast Room measuring overall approximately 13'10" x 10'10" (4.22m x 3.3m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Plumbed in dishwasher, integral fridge/freezer and NEFF cooker with grill and 4-burner gas hob top. Patterned ceramic tiled surrounds, ample power points. Wall mounted storage cupboards, display shelving and extractor hood. Pan storage cupboards, single drainer one and a half bowl sink unit with mixer tap. Space for breakfast table. TV aerial point, double panelled radiator, large panelled glazed window with venetian blind to the rear. Ceiling light points.



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Utility Room measuring approximately 10'5" x 5'4" (3.18m x 1.63m) with panelled radiator, useful under stair storage cupboard with light point. Plumbing for automatic washing machine, space for tumble dryer and single drainer stainless steel sink unit with mixer tap, ceramic tiled surrounds. Ample power points, base level and wall mounted storage cupboards, Worcester gas boiler with 24-hour time control. Wall shelving, rear access door and fire door into garage.

From the hall, stairway leads up to first floor, with handrail and balustrading



Landing with banister balustrading, pendant lights and power points. Panelled radiator. Access hatch to roof void. Airing cupboard having double doors, lagged hot water tank with immersion heater and ample slatted shelving.

Master Bedroom measuring overall approximately 13'10" x 11'9" (4.22m x 3.58m) with fitted furniture comprising wardrobe cupboards, high level storage cupboards and reading lights. Pendant light and space for dressing table. TV aerial socket and multi socket power points. Front elevation window and panelled radiator.



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Ensuite Bathroom comprising low flush WC, pedestal hand wash basin and patterned ceramic tiled surrounds. Panelled radiator, front elevation opaque glazed window with blind and extractor fan. Ceiling light point, glazed shelving, wall mirror and mirror fronted cabinets. Chrome accessories. Glazed screen door to good sized cubicle with plumbed in shower, manual control with shower head on wall bracket. Ceramic tiled surrounds over shower tray. Hanging rail for clothes drying and chrome towel rail.



Bedroom Two measuring approximately 12'5" x 13' 6" (3.78m x 4.11m) with dormer window, panelled radiator, pendant light and power points. Fitted wardrobe cupboards, useful walk-in storeroom with light point and shelf.



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Bedroom Three measuring approximately 13'5" x 9'5" (4.09m x 2.87m) with built-in wardrobe cupboards, rear elevation window, panelled radiator, pendant light, power points and TV aerial socket.



Bedroom Four measuring approximately 10'4" x 11'5" (3.15m x 3.48m) with rear elevation window with blind, fitted wardrobe cupboards, pendant light and power points, panelled radiator.



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Family Bathroom measuring overall approximately 10'2" x 9'4" (3.1m x 2.84m) maximum with timber panelled bath, mixer tap and telephone handle shower attachment, patterned ceramic tiled surrounds. Pedestal hand wash basin and low flush WC. Porcelain accessories, panelled radiator with towel rail over. Mirror fronted wall mounted cabinets, shaver point and rear opaque glazed window with venetian blind. Shaver mirror. Shower cubicle with glazed door, plumbed in shower with manual control, shower head on wall bracket. Ceramic tiled surrounds. Extractor fan and ceiling light point.



Double Garage measuring overall maximum 17'0" x 16'3" (5.18m x 4.95m) with light and power points, electric consumer unit, shelving and separate up and over doors.

Outside the Property

From the utility room there is side access door and pedestrian paved pathway, timber garden gate with security bolts leading from the front. There are weather lights to the exterior, meter points and bin storage area.

Rear Garden

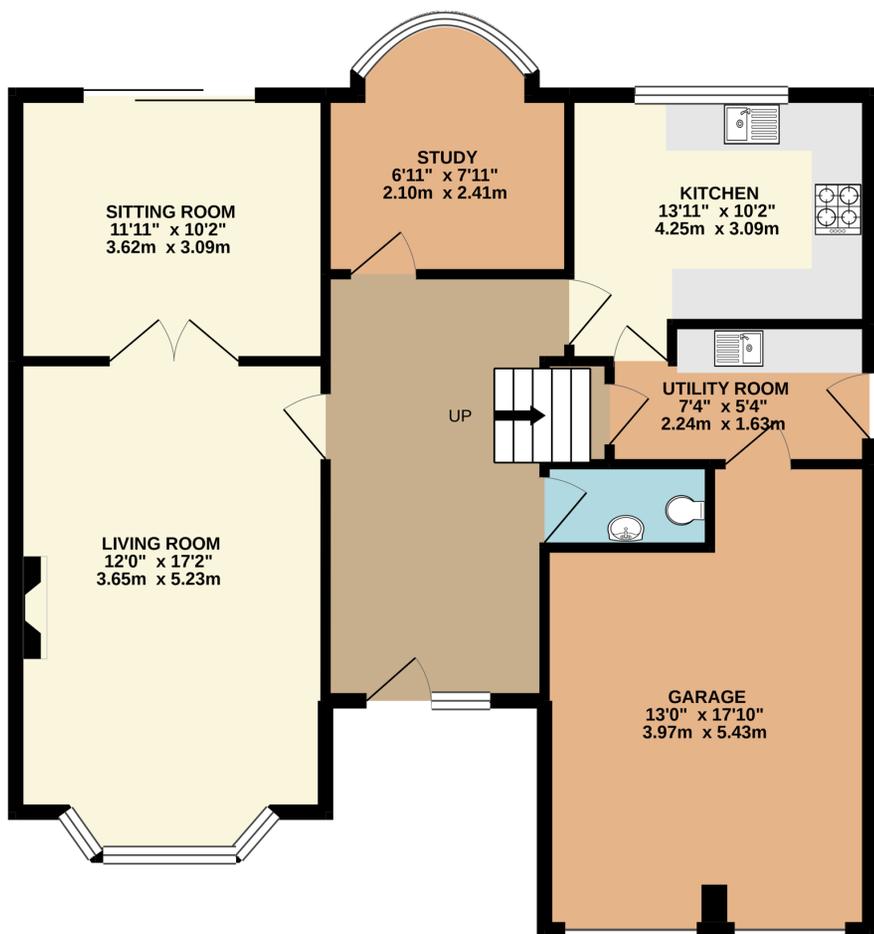
Being attractively laid out with stone paving, cobbled and stone feature and external power point. Central sculptured lawn, well stocked and colourful borders, specimen trees, well screened timber garden store with flowering creeper, a useful garden. Further space to the gable end, being enclosed and paved.

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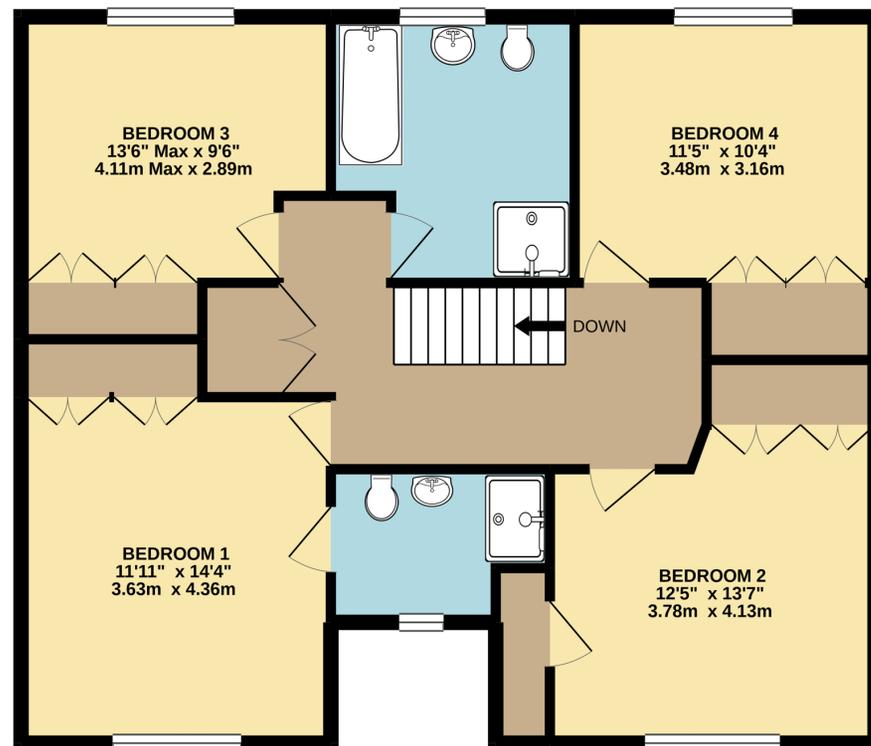


- Services:** All mains' services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000
- Council Tax:** Band F

GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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