Bomford & Coffey Limited
ESTATE·AGENTS

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# Yew Tree
# Church Street
# Wyre Piddle
# Worcestershire
# WR10 2JD

**For Sale** **Price £495,000**

**A Detached and Greatly Improved Bungalow having been Extended to Provide Generous and Flexible Accommodation. Set in Good Sized Plot within this Popular Avonside Village.**

Entrance, Reception Hallway, Music Room/Study, Ground Floor Master Bedroom with En Suite Bathroom, Lounge, Cloakroom, Kitchen/Day Room, Utility Room, Boot Room, Wet Room, Two First Floor Bedrooms, Bathroom, Garage/Workshop, Pleasant Rear Garden, Driveway/Off Road Parking.

Residential Sales Particulars

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

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## Situation

This property has been the subject of much improvement in recent years, extending the kitchen area into the main working area/day room/dining room, giving the 'wow' factor to the hub of this well-presented property. The bedrooms are all good sizes with an en suite bathroom to the main bedroom and a bathroom on the first floor. The wet room is a useful addition off the second utility/boot room. This property is extremely well presented and offers modern living accommodation in a popular residential part of this village with easy access from the village to all main centres.

The village of Wyre Piddle occupies a popular riverside position overlooking the River Avon. There is a local pub, small hotel and guest house within the village. There is also a marina, and the grounds with club house for Pershore Rugby Club. There is a scenic walk along the river to Pershore taking in 'The Wetlands Wildlife Reserve' and takes you to the leisure centre and central Pershore.

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.

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**The Property Comprises of**

**Recessed Entrance Porch** with quarry tiled covering to

**Entrance** with uPvc secure front door, security lock and spy-hole. Fan shaped glazed panel and opaque double-glazed side panels into

**Reception Hallway** with attractive ceramic tiled floor covering. Panelled radiator, ceiling light points, coving and useful under stair storage cupboard. Wall mounted digital temperature control, stairway to first floor and attractive light oak doors off to

**Music Room/Study** measuring approximately 10'9" x 9'6" (3.32 x 2.93m) with front elevation double glazed window, panelled radiator. Coved ceiling with central ceiling light. Multi socket power points, BT socket.

**Ground Floor Bedroom Suite** measuring approximately 10'10" x 11'9" (3.08 x 3.63m) with rear elevation double glazed window and panelled radiator. Inset ceiling lights and wall mounted reading light points. Built-in double fronted wardrobe cupboard with hanging rails and shelving, automatic light point.

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**Ground Floor Bedroom Suite**

**En Suite Bathroom**

Measuring approximately 6'5" x 7'8" (1.98 x 2.38m) with fitted vanity unit, comprising of enclosed cistern WC, bidet and handwash basin with mixer tap. Storage cupboard under. Patterned ceramic tiled surrounds, base level storage cupboards, corner shower cubicle with oval roller doors, Mira plumbed in shower with shower head on wall bracket. Upright towel rail/radiator, further wall mounted units, mirror fronted cabinet. Opaque double-glazed window, ceramic tiled floor covering. Shaver mirror, inset ceiling lights and extractor fan.

Inner hall and doors off to

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**Cloakroom** with further ceramic tiled floor covering. Concealed cistern low flush WC and wall mounted hand wash basin with mixer tap and storage under. Ceramic tiled splash back with mirror over, extractor fan and panelled radiator. Pull cord light switch.

**Lounge** measuring approximately 10'9" x 12'7" (3.32 x 3.87m) minimum, with front elevation bay window, panelled radiator, coved ceiling. TV aerial socket, ceiling light and multi socket power points.

At the end of the hall, there is half panelled glazed light oak door into

**Kitchen/Dining Room/Day Room** measuring overall approximately 20'2" x 23'8" (6.16 x 7.25m) with coordinated light oak floor and work top surfaces.

**Kitchen Area** comprising of a range of fitted kitchen units with breakfast bar, having gas hob with extractor hood over. Inset ceiling lights, central drawers and storage cupboards at base level, multi socket power points and fitted dresser with 6 drawers with further display cabinets and shelving. Upright panelled radiator, space for fridge with larder cupboard to one side. NEFF double oven and grill with pan drawers over and under. Further work top surfaces, plumbed in dishwasher, ceramic one and a half bowl sink unit with mixer tap and ample base level storage. There is carousel unit, having space saving racks. Wall mounted storage cupboards with down lighting over worktop surfaces.
**Dining Area** with extended bay window, having fully glazed double doors to the rear. Panelled radiator and further rear windows. Wall mounted adjustable television stand.
**Extended Day Sitting Area** which also overlooks the garden with further fully glazed double doors onto rear terrace. (A relaxing area whilst still in the kitchen).

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## Kitchen

## Dining Area

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**Day Area**

Off the main kitchen

**Utility Room** measuring approximately 10'8" x 10' (3.29 x 3.05m) and comprising of fitted units, worktop surfaces, single drainer stainless steel sink unit with mixer tap having storage cupboards under. Extractor fan. Front elevation window with Venetian blind. Panelled radiator. Storage space for upright fridge/freezer. Hoover cupboard, space for dresser, coved ceiling, ample multi socket power points, ceiling light and light oak wood floor covering. Plumbing for automatic washing machine and space for tumble dryer.

Also off the kitchen, there is door into

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**Boot Room** measuring approximately 10'5" x 6'2" (3.20 x 1.89m) with porcelain sink unit and timber work top surface, mixer tap and tiled surrounds. Base level storage cupboards. Light oak floor covering, panelled radiator and ample power points. Coat hooks on rails. Worcester boiler. Half panel glazed rear access door with cat flap, extractor fan and ceiling light points.

Door into

**Wet Room** having ceramic tiled surrounds and floor covering. Upright towel rail/radiator. Ceiling light and pull cord light switch. Open cubicle shower, extractor fan and window.

From the reception hall, stairway with bannister rail leads up to first floor landing with Velux roof light windows, inset ceiling lights, panelled radiator and eave storage.

**Bedroom Two** measuring approximately 12'4" x 13' (3.78 x 3.96m) with built in wardrobe cupboards, useful eave storage, panelled radiators, large Velux roof light windows and gable window. Wall mounted reading lights, TV aerial socket, sloping ceilings and multi socket power points.

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**Bedroom Three** measuring approximately 13'8" x 13'2" (4.21 x 4.02m) with sloping ceilings, large Velux roof light windows, eave storage, reading lights and multi socket power points. TV aerial socket, built-in wardrobe cupboards, panelled radiators.

**First Floor Bathroom**
measuring overall approximately 10' x 6'10" (3.05 x 1.86m) to eave height. Large Velux roof light window, partial ceramic tiled surrounds, panelled bath with shower screen and Mira Sport shower over with shower head on wall bracket. Upright towel rail/radiator, low flush WC, handwash basin set in vanity unit with storage cupboards. Patterned ceramic tile surrounds, wall mirror, shaver light and point. Extractor fan, and inset ceiling lights.

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## Outside the Property

## Garage/Workshop

measuring is 9'' x 18'' (2.74 x 5.49m) approximately. Having electric up and over automatic door. Light and power connected. Fitted work bench. Half panel glazed rear access door and window.

## To the Front of the Property

There is the historic Yew Tree with preservation order. Lawned area and brick laid footpath to the front door. There is hardstanding brick paved driveway giving off road parking. Adjacent to the garage, there is gated access to the rear garden.

## The Rear Garden

A feature to the garden area is the original red brick wall which remains from the original Yew Tree Farm, which was sited here in the times of Oliver Cromwell and his march through Wyre to the battle of Evesham. The garden is sympathetically landscaped with further features to include an olive tree, Winter Jasmine, an apple tree, Buddleia and assorted grasses and also includes a timber garden store and pergola with vine and al fresco area. The whole occupies a good-sized plot, having been laid out by the present vendors.

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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:** | The property is freehold |
| **Local Authority:** | Wychavon District Council,<br>The Civic Centre, Station Road,<br>Pershore<br>WR10 1PT Telephone 01386 565000 |
| **Council Tax:** | **Band E** |

**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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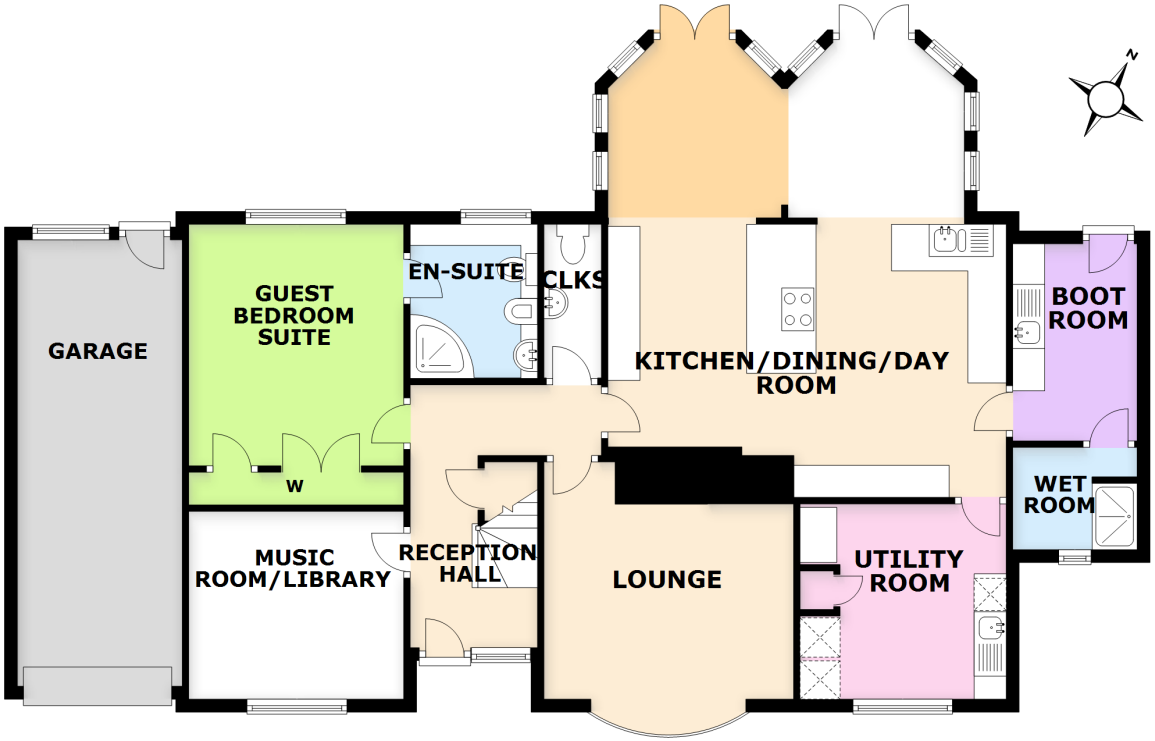
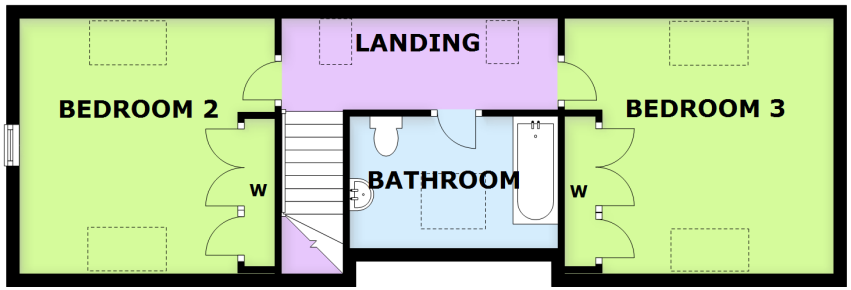
# GROUND FLOOR

APPROX. 139.6 SQ. METRES (1502.8 SQ. FEET)




# FIRST FLOOR

APPROX. 49.3 SQ. METRES (530.7 SQ. FEET)




TOTAL AREA: APPROX. 188.9 SQ. METRES (2033.5 SQ. FEET)

Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.
Plan produced using PlanUp.