



ESTATE AGENTS

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41 Conningsby Drive,
Pershore,
Worcestershire,
WR10 1QX

For Sale

Price £590,000



A DETACHED FOUR BEDROOM WELL PLANNED FAMILY HOME SET IN POPULAR RESIDENTIAL DEVELOPMENT WITHIN WALKING DISTANCE OF THE TOWN'S AMENITIES. Reception Hallway, Cloakroom, Study, Large Lounge, Separate Dining Room With Bay Window, Kitchen Breakfast Room, Utility Room, Master Bedroom With En-Suite, Three Further Double Bedrooms, Family Bathroom, Detached Double Garage, Attractive Rear Garden, Summer House, Driveway, Off Road Parking.

EPC: D (67) COUNCIL TAX BAND: E

Residential Sales Particulars

41, Conningsby Drive, Marron House

Situation

Known as The Cloisters this David Wilson development was built some years ago and a popular area on the outskirts of town and within walking distance of schooling and local amenities. The property is detached and has front driveway with double garage. There is a reception hall with large lounge and a separate dining room, kitchen/breakfast room and rear lobby with a utility room off. There is an inner hall providing a cloakroom and a study. On the first floor attractive split level stairway with front elevation window. Bedroom one is a large double with dressing area and En-Suite, there are three further double bedrooms all with built-in wardrobes and a family bathroom plus a shower. There is pleasant frontage to the property and a southeast rear garden giving good natural light.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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.

The new Worcestershire Parkway Station has been 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 outlying 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, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

Viewing

BY APPOINTMENT ONLY

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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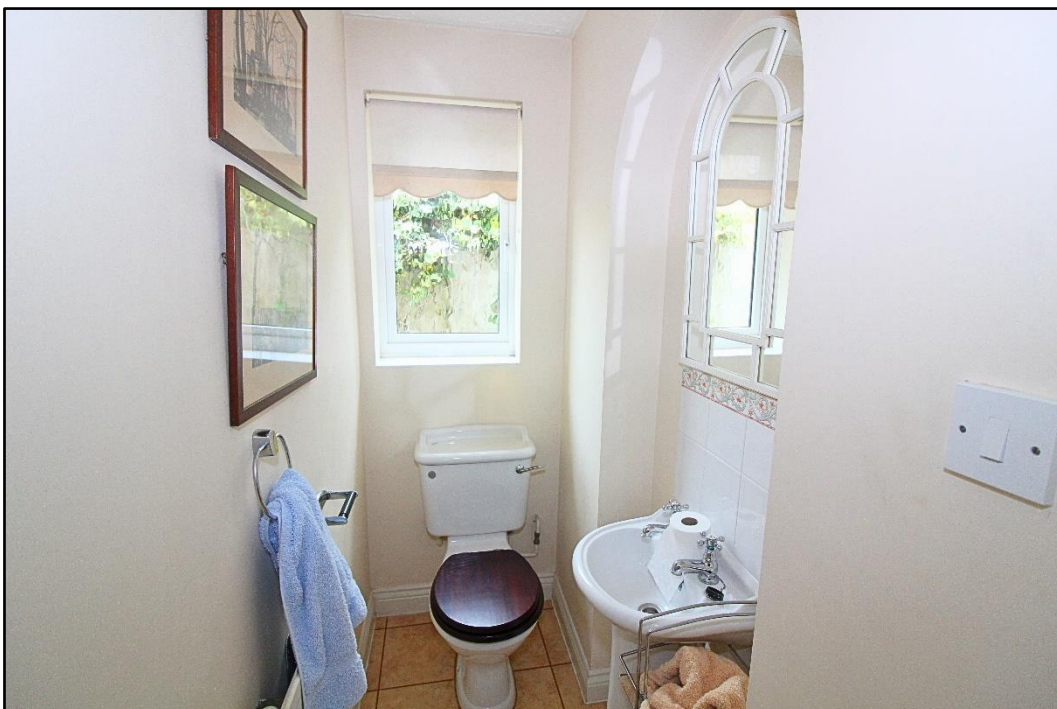
Property Comprises

Canopied entrance with half panelled glazed front door with side panel into

Reception Hall with matwell, oak floor covering and BT point. Power points and wall mounted thermostatic control for central heating, coved ceiling, pendant light, covered panelled radiator, understairs storage cupboard with coat hooks on rail and doors off to



Cloak Room comprising low flush WC, panelled radiator, pedestal hand wash basin with tiled splashback and opaque glazed window with roller blind. Panelled radiator and chrome accessories, ceiling light point.



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Study measuring approximately 7'8" x 9'2" (233.68m x 279.4m) with front elevation window, double panelled radiator, oak floor covering and ceiling spotlights. Power points and access hatch to roof void.

Lounge measuring overall approximately 23'4" x 11'6" (711.2m x 350.52m) with front elevation bay window having double glazed panels. Coved ceiling and pendant lights, double panelled radiators. Moulded fireplace surround with mantle shelf and inset electric fire over marble hearth. Multi socket power points, air vent, TV aerial socket. Sliding patio door with side panel onto rear terrace. Dimmer switches.



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Off the reception hall there are double doors into

Dining Room measuring approximately 15'4" x 10' (467.36m x 304.8m) into large bay window with individual roller blinds to double glazed windows. Pendant light, coved ceiling and panelled radiator, power points and door into



Kitchen / Breakfast Room measuring overall approximately 10'4" x 10'10" (314.96m x 330.2m) with rear elevation windows with roller blinds. Ciling light and range of fitted kitchen units having granite work top surfaces, drawers and storage cupboards under. Built in fridge / freezer, single drainer stainless steel sink unit with mixer tap and built in oven and grill, electric induction hob and stainless steel extractor hood over. Ample power points, plumbed in dishwasher. Ceramic tiled surrounds and floor covering. Breakfast table space, double panelled radiator and TV aerial point. Archway through to



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Rear Lobby with continuation of ceramic floor covering back door and door into reception hall.

Utility Room

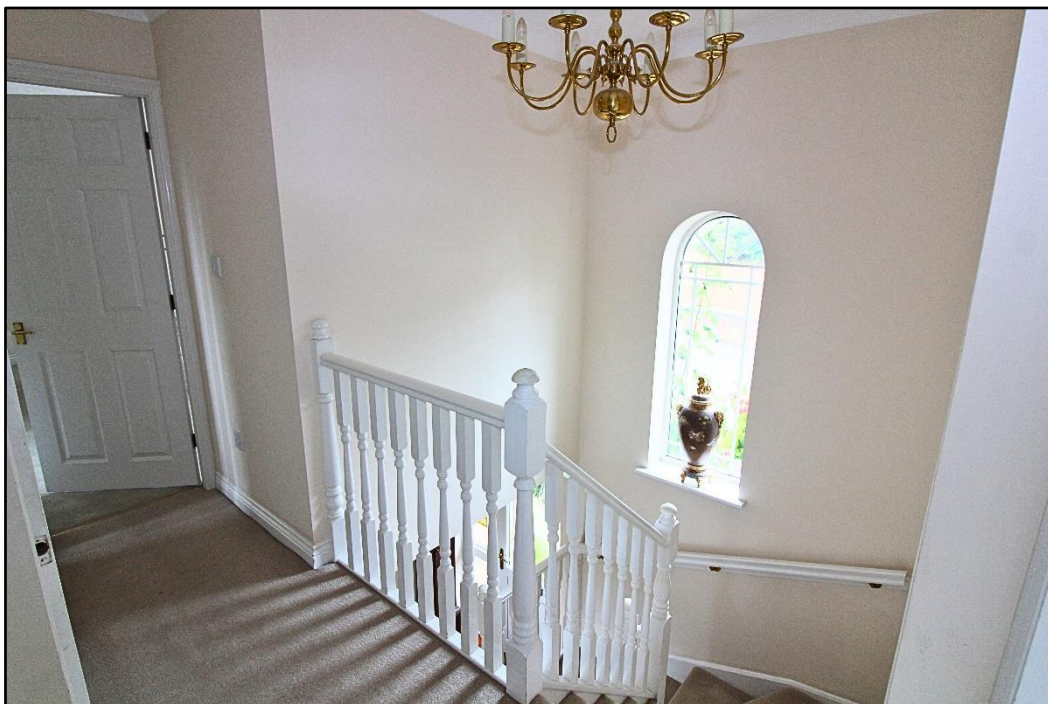
measuring approximately 6' x 5'9" (182.88m x 175.26m) with side elevation window, panelled radiator and fitted units with work top surface, drawers and storage cupboards under. Plumbing for automatic washing machine Single drainer sink unit with mixer tap and patterned tiled surrounds. Wall mounted storage cupboards and consumer unit. Ideal Classic gas central heating boiler with 24-hour time control.



Stairway with banister rail being split level leads up to first floor

Landing

with front elevation window, pendant light and panelled radiator. Airing cupboard housing lagged hot water tank with immersion heater and slatted shelving. Power point and access hatch to roof void. Doors off to



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Bedroom One measuring overall approximately 13'1" x 14' (398.78m x 426.72m) minimum with front elevation windows, panelled radiator, fitted dressing table and multi socket power points. TV aerial socket. Pendant light, fitted wardrobe cupboards with double fronts and having rail and shelving.



Ensuite comprising pedestal hand wash basin and low flush WC. Half ceramic tiled surrounds, panelled radiator and chrome towel rail with accessories. Dual aspect windows with roller blinds and shaver point. Extractor fan, ceiling light. Upright bathroom cabinet. Glazed door to shower cubicle with plumbed in shower, shower head on wall bracket. Patterned ceramic tiled surrounds.



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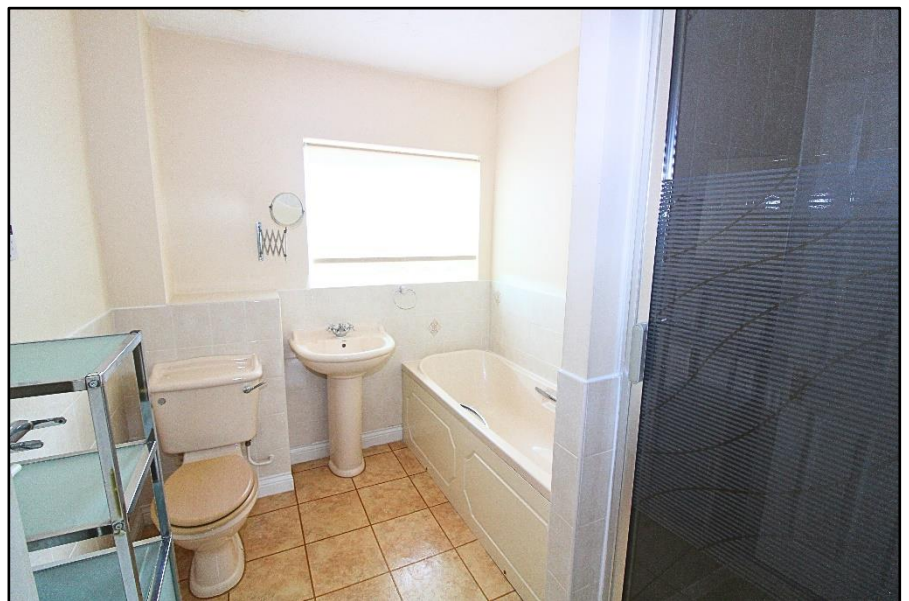
Bedroom Two measuring approximately 11' x 9'8" (426.72m x 294.64m) with rear elevation window (views to Bredon Hill), panelled radiator, light and power points. Built in wardrobe cupboards with rail and shelf.



Bedroom Three measuring approximately 11'4" x 8'7" (345.44m x 261.62m) with rear elevation window with vertical blinds, panelled radiator, light and power points. Built in wardrobe cupboards with shelf and rail.

Bedroom Four measuring approximately 9'1" x 9'2" (276.86m x 279.4m) maximum with built in cupboard with shelving, front elevation window and panelled radiator Light and power points.

Family Bathroom comprising panelled bath with mixer tap and telephone handle shower attachment, ceramic tiled surrounds. Pedestal hand wash basin and low flush WC. Shaver point and wall mirror. Panelled radiator and towel rail. Rear elevation window with roller blind, extractor fan, ceiling light. Shower cubicle with single glazed door, plumbed in shower with shower head on wall bracket. Fully ceramic tiled surrounds, further ceiling light and ceramic floor covering.



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Outside the Property

From the back door there is paved walkway, outside tap and electric meter point. Gas meter point and timber garden store. Enclosed gated access to the front driveway and a courtesy door into



Detached Double Garage measuring internally approximately 16'6" x 16'6" (502.99m x 502.99m) being connected to light and power with individual up and over doors.

Rear garden predominately paved being split level, steps and retaining wall, raised rose borders, and useful garden store / summer house measuring 8'3" x 12' (251.46m x 365.76m) with front windows, opening doors and further outside tap.



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To the front of the property there is brick paved driveway providing off-road parking, lantern light and for hanging bracket baskets, gated access, evergreen borders and trellised rose and rose border.

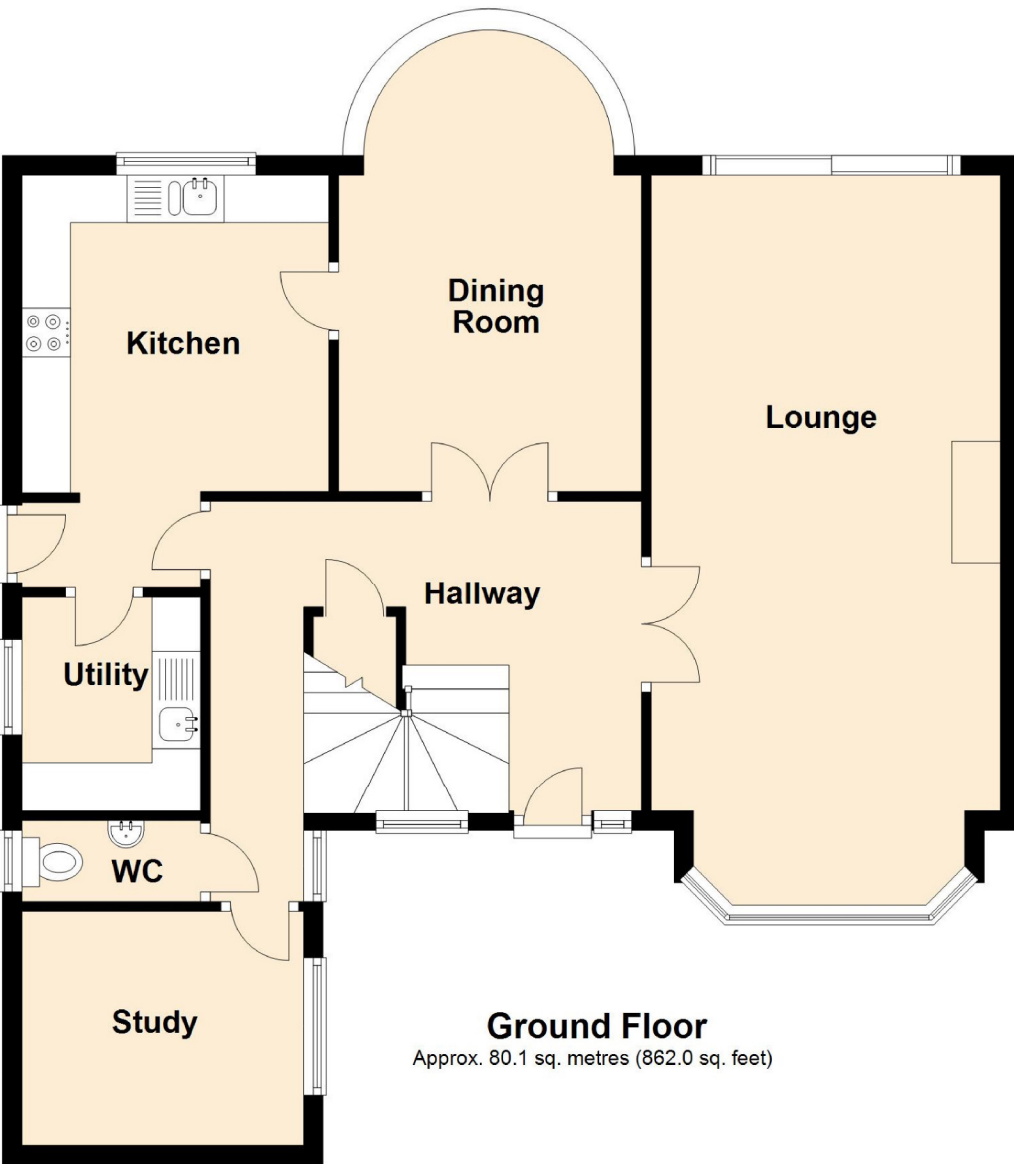
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

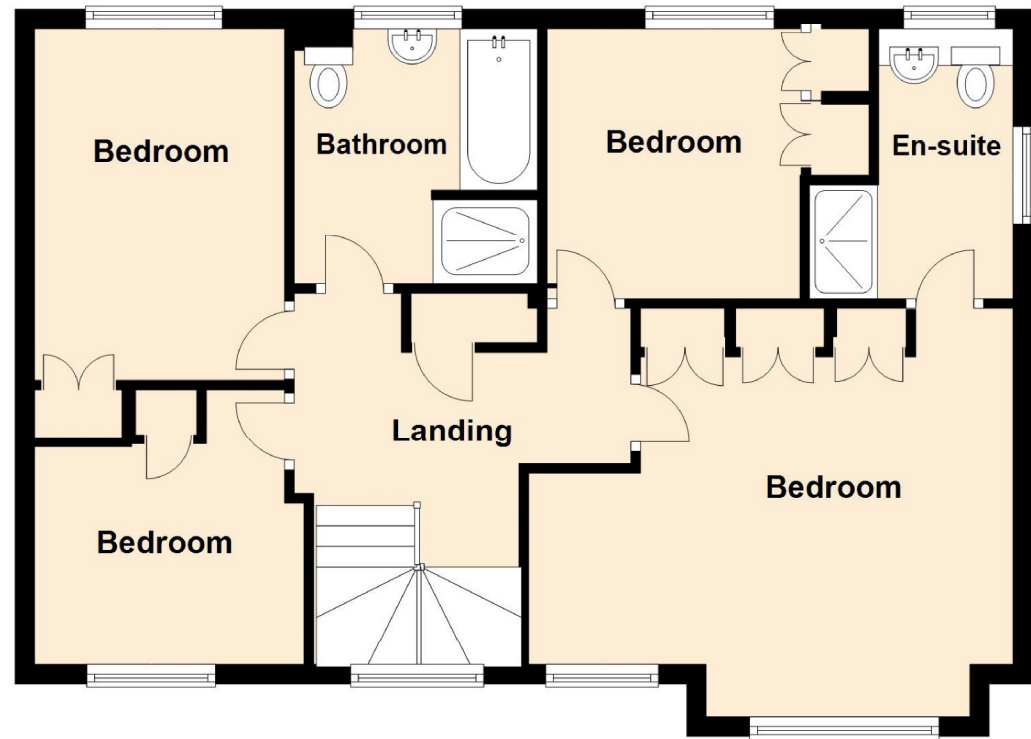
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band F



Ground Floor

Approx. 80.1 sq. metres (862.0 sq. feet)



First Floor

Approx. 67.7 sq. metres (728.7 sq. feet)

Total area: approx. 147.8 sq. metres (1590.7 sq. feet)