



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

1 Jarvis Drive
Eckington
Pershore
WR10 3PE

For Sale

Price £595,000



A RECENTLY MODERNISED AND GREATLY IMPROVED THREE BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE, LANDSCAPED GARDEN AND AMPLE OFF-ROAD PARKING, SET WITHIN THIS POPULAR RURAL VILLAGE.

**Entrance Porch, Reception Hallway, Lounge, Open Plan Kitchen/Dining Room, Utility Room, Master Bedroom With En-Suite, Two Further Bedrooms, Bathroom/Shower, Attractive Gardens, With Off-Road Storage, Attached Double Garage, Lawned Frontage & Driveway.
EPC : C (72) COUNCIL TAX :F**

Residential Sales Particulars

1 Jarvis Drive, Eckington WR10 3PE

Situation

Jarvis Drive is off Jarvis Street which is accessed from New Road and is a small development of similar properties built in circa late 1980s. This detached bungalow has been the subject of much improvement by the present vendors, modernising and updating the interior throughout. From the entrance porch there is impressive reception hallway and good-sized lounge with excellent natural light. The kitchen/dining room is open planned giving a good sense of space with a modern kitchen in charcoal grey with NEFF integral appliances and large window to the rear overlooking the garden. There is also a breakfast bar with useful base level storage. There is boot room/utility room with access into the garden. Master bedroom has fitted wardrobes and an En-Suite, there is a guest bedroom with fitted wardrobes and bedroom three/study for flexibility. The bathroom has been upgraded with walk-in shower and coordinated ceramic tiling. The attached garage has an electric automatic roller door and the rear garden is pleasantly landscaped with central lawn, paved alfresco terrace and useful storage enclosed area behind the garage.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, 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.

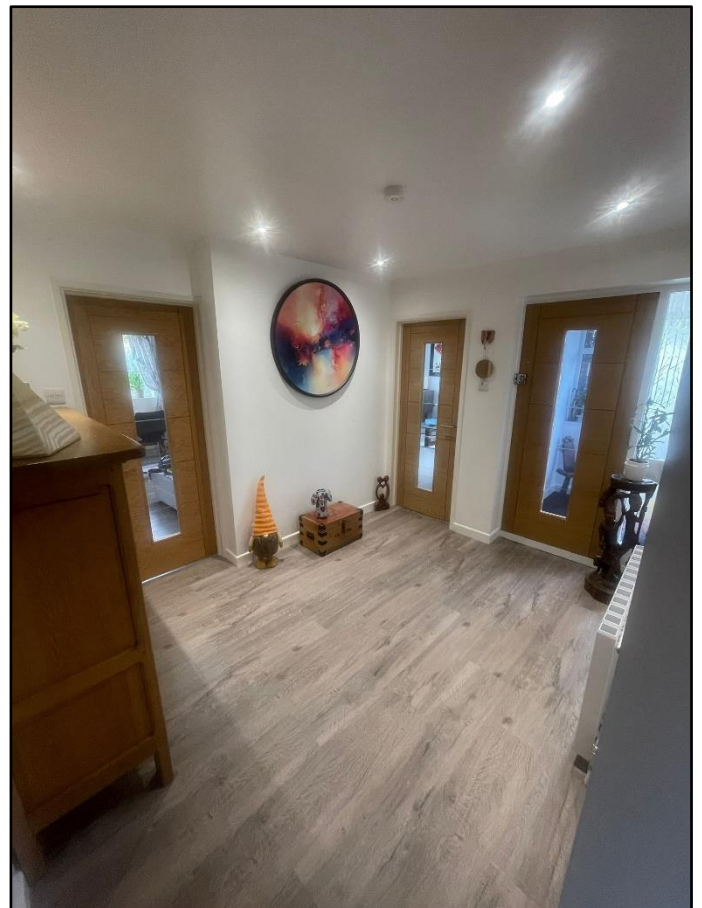
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Property Comprises



Entrance Porch with UPVC half panelled glazed door and side panels. Ceiling light and timber front door with central reflective glass, security lock and chrome accessories into

Reception Hallway measuring approximately 10'6" x 8'2" (3.20m x 2.49m) with Karndean floor covering, inset ceiling lights, panelled radiator and master BT socket. There are power points and light oak co-ordinating interior doors off



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Lounge measuring overall approximately 12'9" s 16'8" (3.89m x 5.08m) with quadruple aspect double glazed windows with internal shutter blinds, panelled radiators all with individual thermostatic controls. TV aerial socket, multi socket power points, pendant light.



From the hallway

Fitted Kitchen / Dining Room

Dining Room measuring approximately 14'5" x 10'7" (4.39m x 3.22m) having dual aspect double glazed windows (one with roller blind). Panelled radiator and multi socket power points, Karndean floor covering, high level TV socket and power point.



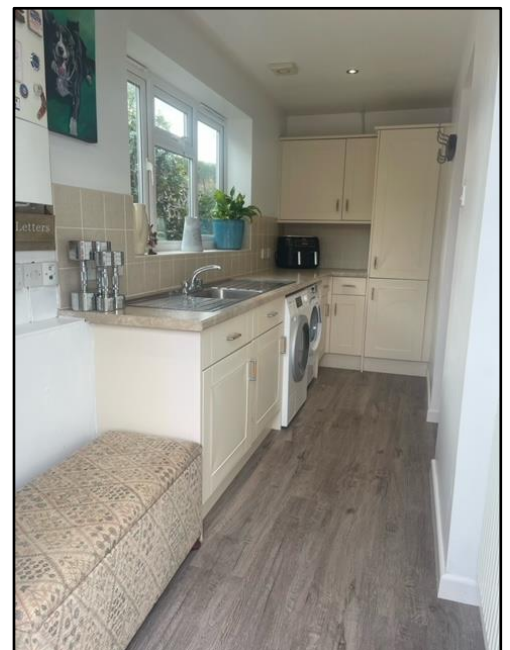
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Kitchen / Breakfast Room measuring overall approximately 14'6" x 11' (4.42m x 3.35m) with range of modern fitted kitchen units comprising work top surfaces and peninsular bar, with drawers and storage cupboards under. Base lever storage cupboards, integral dishwasher, cutlery and pan drawers. Ceramic induction hob with extractor fan over and glazed splashback surrounds. Multi socket power points, laminated single drainer sink unit with mixer tap and rear elevation double glazed windows. Inset ceiling lights, pendant lights over breakfast bar, integral fridge / freezer, built in fan oven and pull out larder cupboard with rack shelving. Fitted microwave oven with combination grill and warming pan drawer, upright panelled radiator. Door into



Utility Room measuring overall approximately 14'6" x 5'5" (4.42m x 1.65m) with wall mounted Worcester boiler, built-in units with work top surfaces, double drainer stainless steel sink unit with mixer tap. Plumbing for automatic washing machine, space for tumble dryer, and useful upright storage cupboards. Base level storage and wall mounted cupboards. Ceramic tiled surrounds, multi socket power points, side elevation double glazed window and inset ceiling lights. Extractor fan and panelled radiator, further Karndean floor covering and half panelled glazed access door into garden.

From reception hall there is inner hallway with access hatch to roof void and doors off to



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Bedroom One measuring approximately 10'2" x 10'6" (3.10m x 3.20m) minimum with rear elevation double glazed window, panelled radiator and pendant light, power points. High level socket for TV with aerial point.



Dressing area
measuring
approximately
5'6" x 5'9"
(1.68m x 1.75m)
with fitted
wardrobe
cupboards
having rails and
shelving and
further inset
ceiling lights

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En Suite Shower Room

comprising white suite of low flush WC, vanity hand wash basin with mixer tap and storage cupboard under, chrome towel rail / radiator and Karndean floor covering. Mirror fronted bathroom cabinet and co-ordinated ceramic tiled surrounds. Walk-in shower with sliding door and plumbed in shower with manual control with shower heads and bracket. Ceiling lights, extractor fan and opaque double-glazed window.



Bedroom Two / Guest Room

measuring approximately 8'7" x 10'7" (2.62m x 3.22m) with front elevation double glazed window having internal shutter blinds, panelled radiator, pendant light, power points. Fitted wardrobe cupboard with rail and shelving being double fronted.



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Bedroom Three / Office measuring approximately 7'6" x 7'3" (2.29m x 2.21m) with front elevation double glazed window with internal shutter blinds, panelled radiator, multi socket power points and pendant light.



Family Bathroom with Karndean floor covering and concealed unit, low flush WC. Vanity unit with hand wash basin and mixer tap, work top and storage cupboards under. Opaque double-glazed window and ceramic tiled surrounds. Walk-in shower with sliding door and manual controls to shower heads. Extractor fan, upright towel rail / radiator, mirror fronted cabinet with illuminated side lights and glazed shelf. Internal USB and shaver point and phone charge point. Ceiling light and further display shelving.



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Outside the Property

To the rear there is pleasantly landscaped and organised garden with al fresco paved sitting area, with raised Cotswold stone borders and rockery. Ornamental pond and external power points, mains water tap. Central lawn, outside lights and further raised back border, evergreens and apple trees. There is further rockery and ornamental cherry. To the left-hand side of the property there is timber gated access and useful off-road storage measuring approximately 25' x 21'6" (7.62m x 6.55m) and having potting shed with glazed front and further timber garden store with window, this area is useful storage or secure off-road parking. To the east side of the property (right) there is pedestrian access and raised border, seasonal plants. There is access from the front via wrought iron gate and further useful storage area for patio furniture over the winter month.



Attached Garage measuring internally approximately 20' x 16'3" (6.10m x 4.95m) with light and power connected, useful storage in the roof space area and there is a rear courtesy door. There are dual aspect windows from the garage and a remote electric roller door to the front. Sensor solar panel light and further manually operated front light.

To the front of the property there is tarmac driveway and off-road parking. Front lawn and paved walkway. There is further lawned area and evergreen hedgerow opposite the property.

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

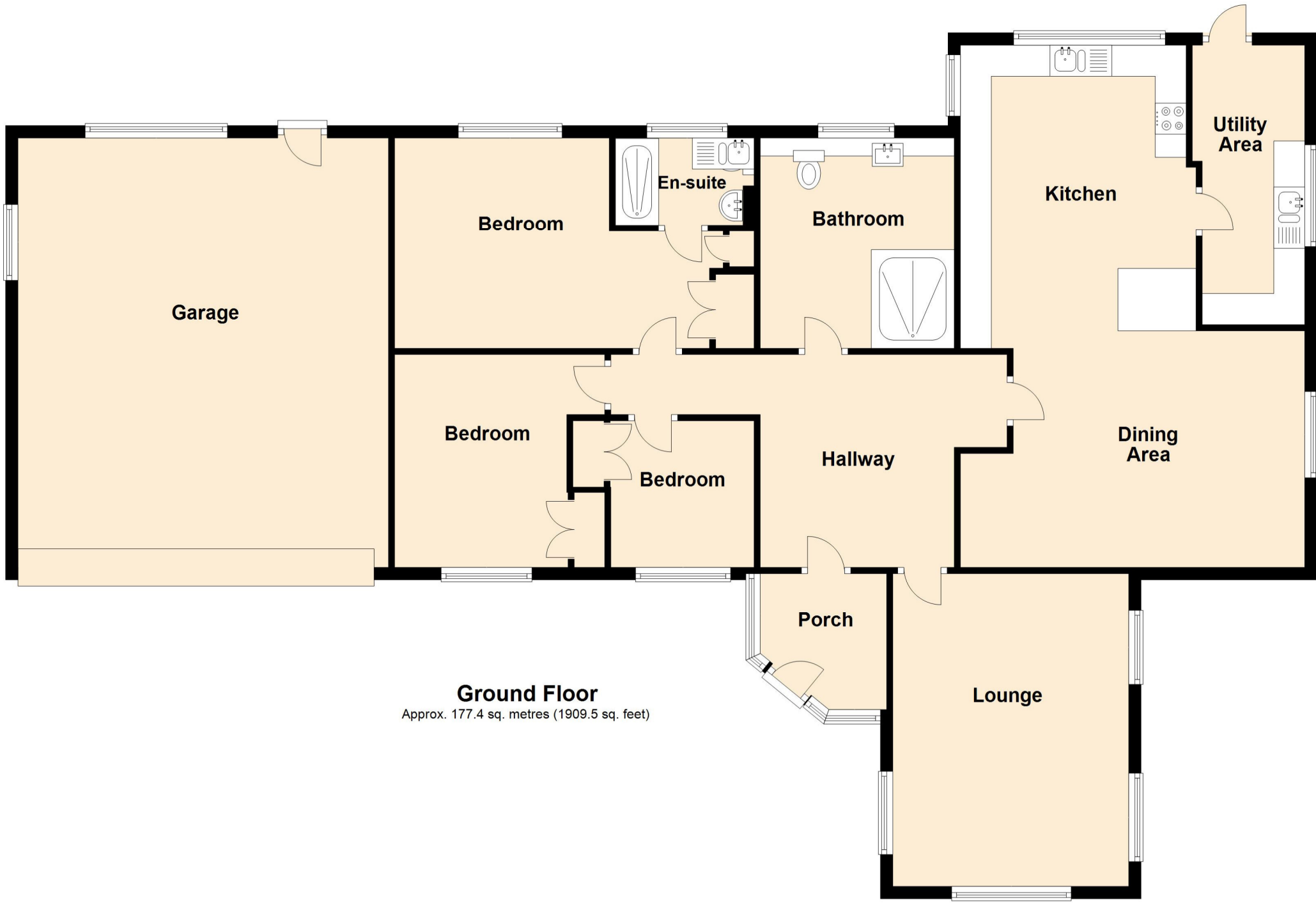
Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

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

Council Tax: Band F





Ground Floor
Approx. 177.4 sq. metres (1909.5 sq. feet)

Total area: approx. 177.4 sq. metres (1909.5 sq. feet)