

14 & 16 Broad Street,
Persore, Worcestershire
WR10 1AY



ESTATE AGENTS

Telephone: 01386 555368

25 Choules Close
Persore
Worcestershire
WR10 2FB

For Sale

Price £529,950



**A VERY WELL PRESENTED AND EXTENDED THREE BED-
ROOM DETACHED FAMILY HOME SET WITHIN THIS NEW
AND POPULAR DEVELOPMENT SITUATED ON THE
OUTSKIRTS OF TOWN.**

Recessed Entrance, Reception Hallway, Lounge, Kitchen/Dining
Room, Utility Room, Cloakroom, Orangery, Master Bedroom with En
Suite, Two Further Double Bedrooms, Bathroom, Integral Garage,
Solar Panels, Delightful Garden with Garden Shed. 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.

Email: residential@bomfordandcoffey.co.uk

25 Choules Close, Pershore, Worcestershire, WR10 2FB

Situation

Number 25 Choules Close was constructed in 2015, having the remainder of an NHBC (National home buyers certificate). The builders were the prestigious Redrow building company, who have won awards for their classically designed houses.

This well-presented property has been extended to the rear and had a wonderful Orangery off the kitchen/dining room, providing a well-constructed garden room with excellent natural light.

This property is of a classical design with recessed porch and bay windows and having hung tiled frontage with exposed timbers all add to the attractive presentation.

The lounge is to the front of the property, off the hall, with open plan fitted kitchen and dining area providing an air of space with the added attraction of the extension. The bedrooms are all doubles with the master bedroom having an En suite and there is good storage within this property. Outside the property there is integral garage where the boiler is housed and there are solar panels on the rear of the house, providing quite a benefit to the quarterly electric bill. The rear garden has been landscaped and is formal with low maintenance. Having sitting areas against a splash of colour.

The historic 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, 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 superb main street shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised 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.

25 Choules Close, Pershore, Worcestershire, WR10 2FB

The Property Comprises of

Arched Recessed Entrance Porch with ceiling light and door chime.

Entrance with front door having security lock and chain, spy-hole, opaque glazed panel and side panels.

Reception Hallway with multi socket power points, wall mounted thermostatic control, enclosed radiator, ceiling light point. Stairway leading to first floor. Under stair storage cupboard, being used for storage.

Off the reception hallway there is door into kitchen diner and cloaks storage cupboard housing rail and shelf, alarm system control and ample footwear storage.

Lounge measuring approximately 15' 7" x 11' 4" (4.78 x 3.47m) with further bay window with leaded double-glazed panels, double panelled radiator, BT socket and multi socket power points. Ceiling light point, TV aerial socket and integrated hi-fi sockets.



25 Choules Close, Pershore, Worcestershire, WR10 2FB

Kitchen/Diner measuring overall approximately 21'7" x 11'4" (6.61 x 3.47m) comprising of dining area with enclosed panelled radiator, multi socket power points, TV aerial socket and inset ceiling lights. Fitted kitchen area comprising of ample work top surfaces, drawers and storage cupboards under. Plumbed in dishwasher, one and a half bowl single drainer sink unit with mixer tap. Rear elevation double glazed window, ample base level storage cupboards, built-in oven and separate grill. Integral fridge / freezer, wall mounted storage cupboards and shelving. Four burner gas hob top with stainless steel splash back and cooker hood with extractor, three speed fan and light. Further inset ceiling lights and shelving.



25 Choules Close, Pershore, Worcestershire, WR10 2FB

Utility Room

measuring 6' 8" x 5' 8" (2.07 x 1.77m) with work top surface, single drainer stainless steel sink unit with mixer tap and plumbing for automatic washing machine. Space for tumble dryer, wall mounted storage cupboard and extractor fan. Inset ceiling lights, panelled radiator, multi socket power points, 24-hour time control for central heating and hot water. Door into

Cloak Room

comprising of low flush WC, wall mounted corner hand wash basin with tiled splash back, panelled radiator, chrome towel rail and opaque double-glazed window. Extractor fan and ceiling light point, continuation of ceramic tiled floor covering.

From the kitchen diner, there are fully glazed French doors leading into

Orangery

measuring approximately 13' 6" x 11' (4.14 x 3.35m) having glazed pitched roof light and ample double-glazed windows. Two electric radiators with thermostatic controls. Inset lights, multi socket power points and Amtico floor covering. Fully double glazed double doors with side panels lead out to informal garden.



From the hallway, there is stairway to first floor with rail and spindles leading up to landing. Multi socket power points, useful linen storage cupboard with slatted shelving. There is access to insulated and part boarded loft with ladder.

25 Choules Close, Pershore, Worcestershire, WR10 2FB

Bedroom One measuring approximately 11'11" x 11'6" (3.39 x 3.53m) with further bay window, with leaded double-glazed panels, panelled radiator, multi socket power points, TV aerial socket, ceiling light point, built in wardrobe cupboards with hanging space and shelving. Wall mounted temperature control.



En Suite Shower Room comprising of low flush WC, wall mounted hand wash basin with mixer tap and ceramic tiled surrounds. Upright towel rail/radiator, opaque double-glazed window, inset ceiling light and extractor fan. Sliding screen door to fully ceramic tiled shower with plumbed in shower with shower head on wall bracket, shaver point and wall mirror.



25 Choules Close, Pershore, Worcestershire, WR10 2FB

Bedroom Two measuring approximately 12' 3" x 11' 5" (3.75 x 3.50m) with rear elevation double-glazed window, panelled radiator, ceiling light and multi socket power points. Large walk-in wardrobe cupboard with ceiling lights, long storage rail and shelving (in length 10' (in width approximately 4' 10" to eave height)



Bedroom Three measuring approximately 10' x 11' 5" (3.05 x 3.50m) maximum, to include wardrobe cupboards with sliding doors, rails and shelving. Panelled radiator, rear elevation double glazed windows, ceiling light point and multi socket power points.



25 Choules Close, Pershore, Worcestershire, WR10 2FB

Family Bathroom comprising of panelled bath with mixer tap, shower attachment over with shower head on wall bracket. Low flush WC, wall mounted hand wash basin with mixer tap, upright towel rail/ radiator. Vinyl floor covering, shaver point, wall mirror, ceramic tiled surrounds and front elevation opaque double-glazed and leaded windows. Glazed shower screen, inset ceiling lights and extractor fan. Tank storage cupboard where there is the plumbing for fitted solar panels which are positioned inset into the roof on the back of the property. There is a Pressurised hot water system.

Outside the Property to the front of the property there is integral garage with up and over door, measuring approximately 19' x 8'6" (5.79 x 2.62m) Wall mounted consumer unit (RCD trips) and solar panelled meter box. Wall mounted Worcester gas central heating boiler also serving domestic hot water. Light and power points.

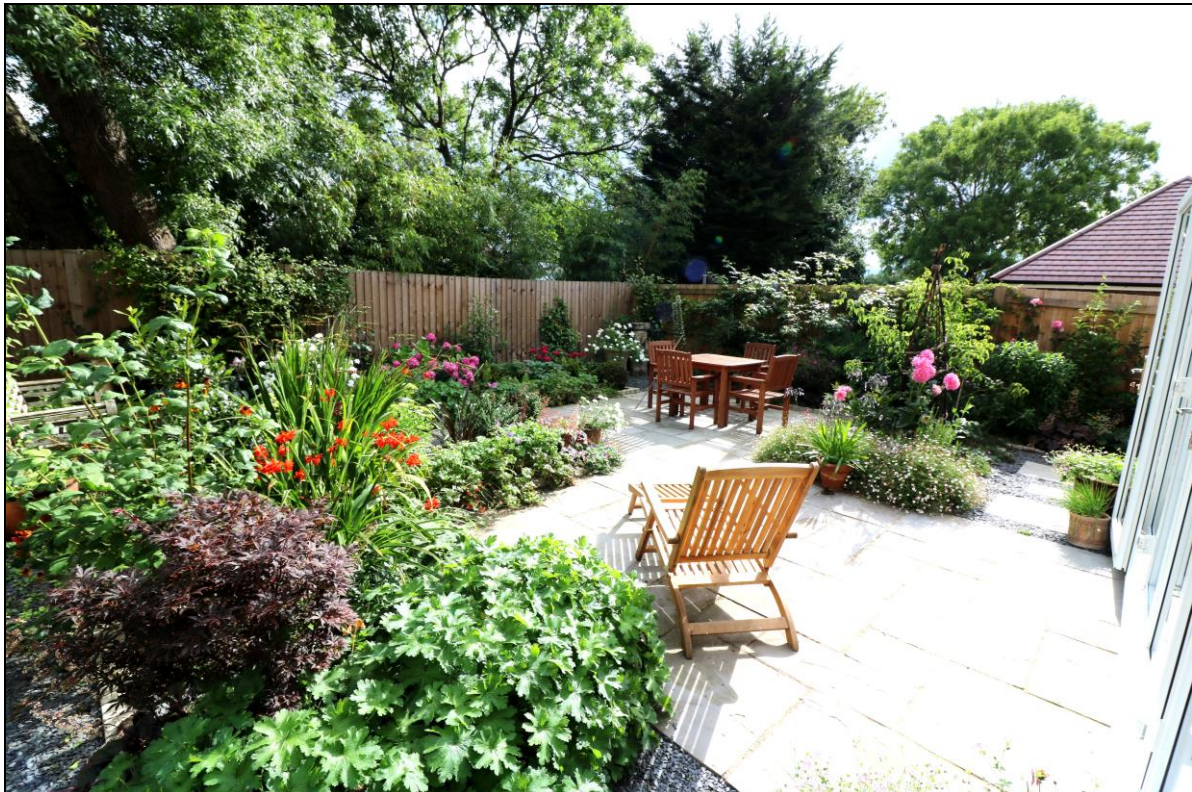
The service meter boxes are on the side of the property.

To the front of the property there is off road parking for two vehicles and access into the garage. A pedestrian timber gate with latch provides access to the side of the garage to the rear garden. There is bin storage area and garden shed, measuring approximately 6' x 10' (1.83 x 3.05m) with window.

Rear Garden

The rear garden has been planned to give maximum colour with low maintenance. There is paving stone and sitting areas set amongst flowering borders. The rear garden is enclosed by close boarded fencing with the right-hand side being in the ownership of this property. Rain is harvested via rainwater gutter for the shrubs and plants. There is mains water tap and this colourful garden is predominantly south facing.

Taken in the Summer

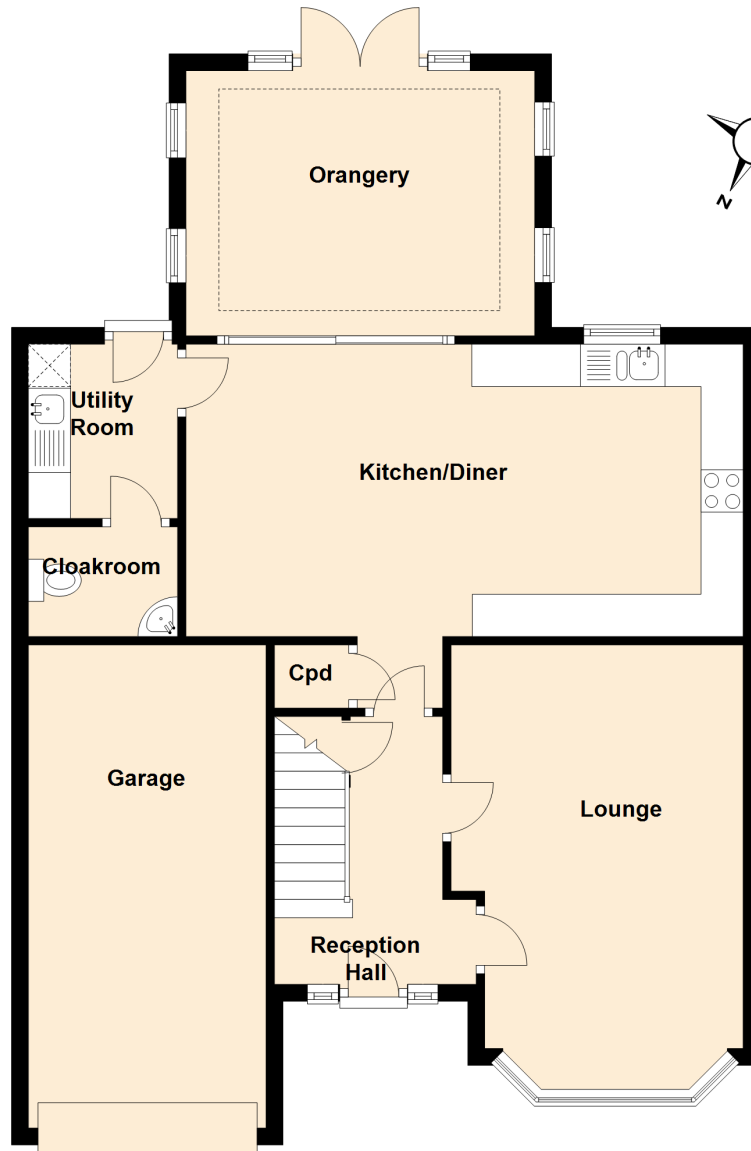


25 Choules Close, Pershore, Worcestershire, WR10 2FB

Services	All mains services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations. There is a management service charge for shared areas set at £120.00 per annum.
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 E

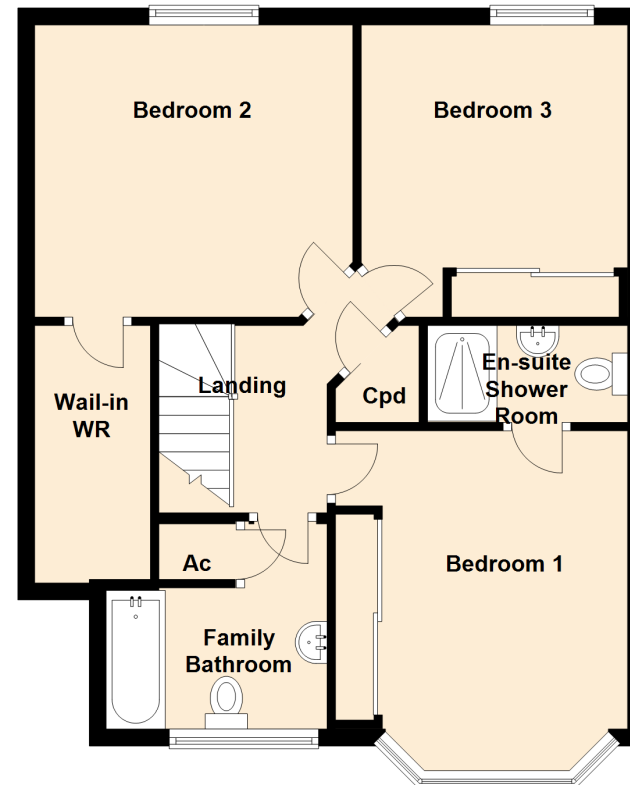
Ground Floor

Approx. 84.7 sq. metres (911.5 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.5 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.

25 Choules Close, Pershore