



## 8 Paddock Close, Pershore

Pershore

Guide Price **£449,000**



## 8 Paddock Close

Pershore, Pershore

- NO ONWARD CHAIN
- A beautifully presented four bedroom detached property
- Spacious and bright
- Entrance porch & hall, and downstairs cloakroom
- 15'11 x 11'7 Garden room
- Triple aspect living room with French doors to the rear garden
- Open plan kitchen & dining room with integral appliances
- Contemporary family bathroom
- Rear garden with a large patio seating area
- Garage / Storage room & Utility room
- Car port & driveway parking

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



 JONES &  
ASSOCIATES

BESPOKE ESTATE AGENCY

Offered with NO ONWARD CHAIN - This spacious and bright four-bedroom detached property offers stylish and versatile living in a sought-after location, within walking distance of Pershore High Street.

Upon entering, you are welcomed by an entrance porch and hall, leading to a downstairs cloakroom for added convenience. The triple-aspect living room features French doors to the rear garden, creating a wonderful indoor-outdoor flow. A generous 15'11 x 11'7 garden room provides additional living space, perfect for relaxing or entertaining.

The open-plan kitchen and dining room boasts modern integral appliances, making it both practical and stylish. Upstairs, the contemporary family bathroom serves the well-proportioned bedrooms, ensuring comfort for the whole family.

Outside, the rear garden is beautifully maintained, featuring a large patio seating area, ideal for outdoor dining and entertaining. Additional benefits include a garage/storage room & utility room, as well as a carport and driveway parking for multiple vehicles.

This exceptional home offers space, style, and convenience.

#### LOCAL AREA

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.









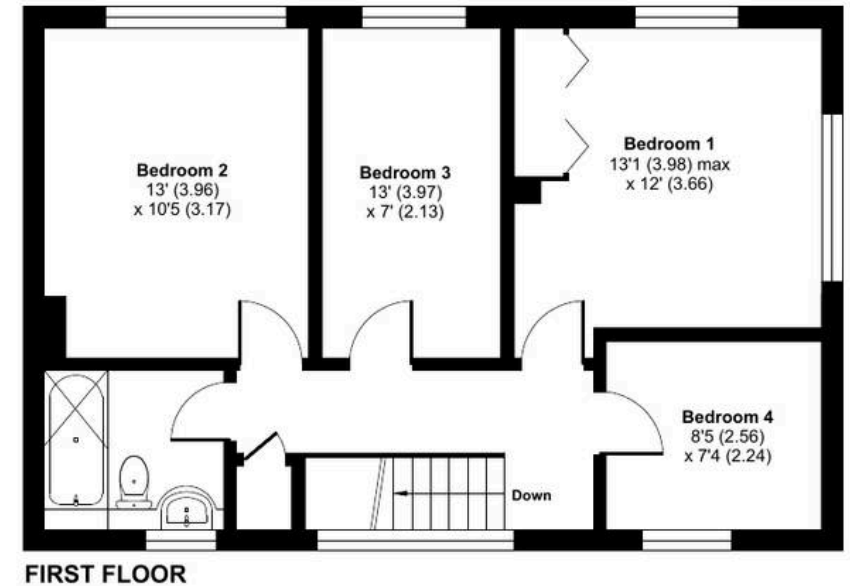
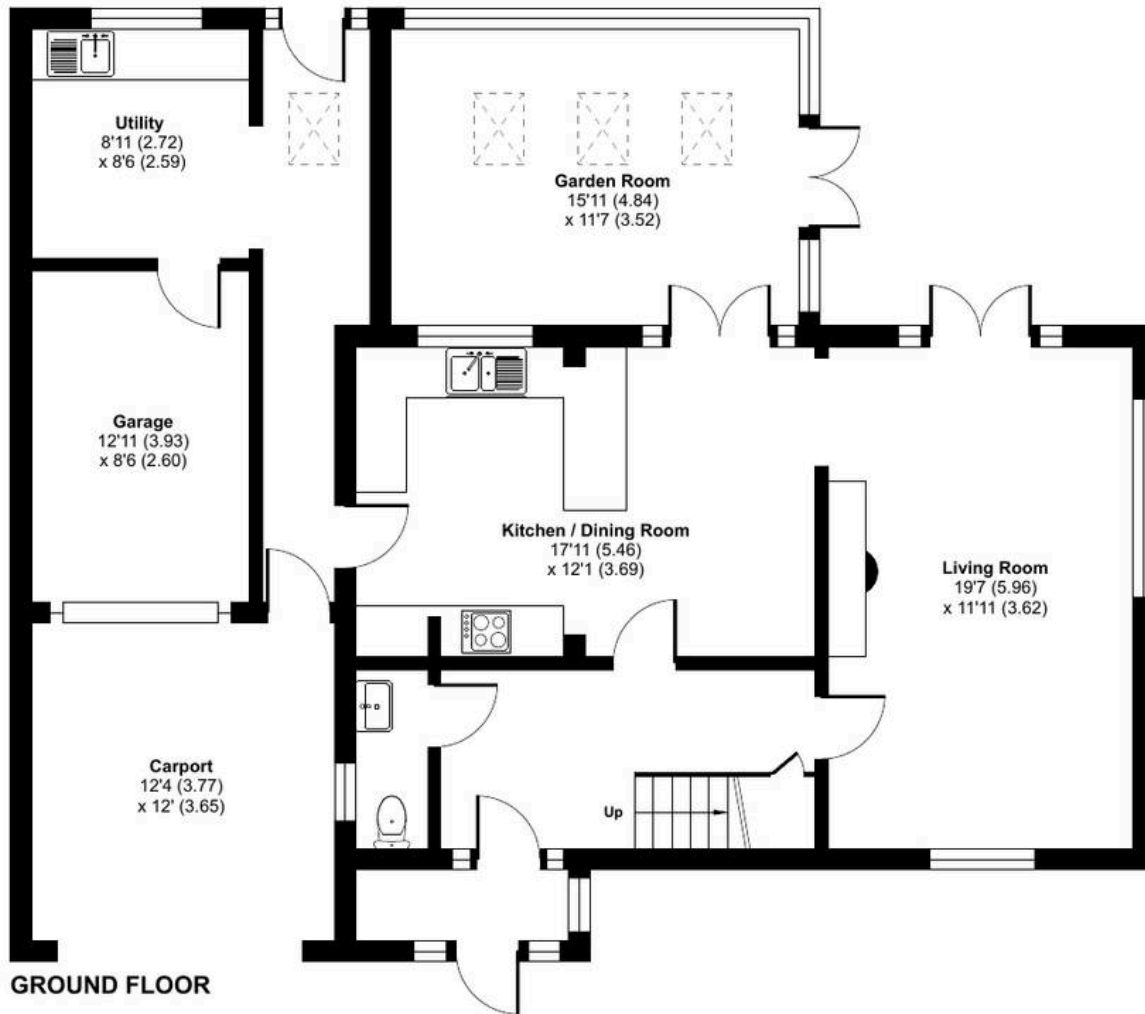
# Paddock Close, Pershore, WR10

Approximate Area = 1591 sq ft / 147.8 sq m (excludes carport)

Garage = 110 sq ft / 10.2 sq m

Total = 1701 sq ft / 158 sq m

For identification only - Not to scale





## Jones & Associates

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