



# 1 Willow Bank, Wyre Piddle

Pershore

Guide Price **£450,000**



# 1 Willow Bank

Wyre Piddle, Pershore

- Beautifully presented three-bedroom detached home
- Impressive 20 ft dual-aspect living room with feature fireplace and bay window
- Generous kitchen/breakfast room (17'3 x 11'4) fitted in a modern shaker style with ample dining space
- Separate formal dining room ideal for entertaining and family gatherings
- Bright and versatile garden room with rooflights and French doors opening onto the terrace
- Principal bedroom with fitted wardrobes and contemporary en suite shower room
- Two further well-proportioned bedrooms, ideal for family, guests or home working
- Stylish family bathroom plus additional ground-floor cloakroom
- Beautifully landscaped rear garden with extensive paved terrace and an Oak Pavilion
- Driveway parking and integral garage in a peaceful riverside village setting

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Situated in the charming riverside village of Wyre Piddle, this beautifully presented three-bedroom detached home offers generous accommodation extending to approximately 1,371 sq ft, thoughtfully designed for modern family living.

Occupying an attractive position close to open green space, the property enjoys strong kerb appeal with a driveway and integral garage. Inside, the home is light, well-proportioned and immaculately maintained throughout.

The welcoming entrance hall leads to a spacious dual-aspect living room measuring over 20 ft in length, complete with feature gas fireplace, bay window and an opening into the dining room, creating excellent flow for entertaining and family gatherings.

The kitchen/breakfast room is particularly impressive, extending to over 17 ft, fitted in a soft shaker style with ample worktop space, and an informal dining / breakfast area with French doors to the garden. From the kitchen, doors lead into a delightful garden room with rooflights and French doors opening onto the rear terrace – a superb additional reception space that brings the garden into the home. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes and a contemporary en suite shower room. The remaining bedrooms are served by a stylish family bathroom, all finished with quality tiling and fittings.

Externally, the landscaped rear garden has been thoughtfully designed with an extensive paved terrace ideal for outdoor dining, tiered planting beds and an Oak Pavilion, creating a private and inviting space to relax and entertain.



Wyre Piddle is a sought-after riverside village benefiting from a bypass which prevents through traffic, preserving its peaceful character. The village supports a local church and marina and offers a popular riverside pub. There is also a picturesque walk to Pershore through the Wetland Reserve conservation area, making this an ideal setting for those who enjoy both village life and access to amenities.

The market town of Pershore, only two miles away, 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.

Pershore train station or Worcestershire Parkway Station provide links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. 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 horse racing 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.







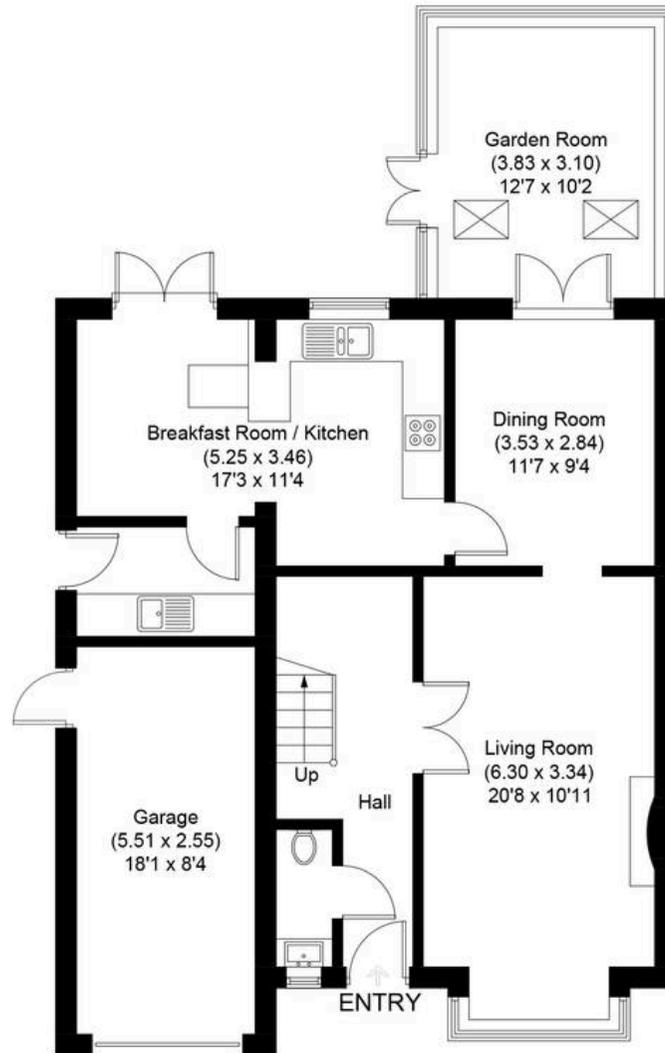


## Energy Efficiency Rating

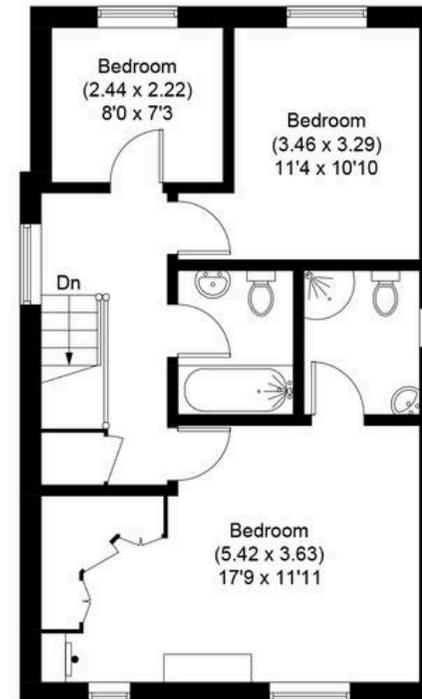
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

# Willow Bank

Approximate Gross Internal Area  
Ground Level = 77.5 sq m / 834 sq ft  
First Level = 49.9 sq m / 537 sq ft  
Garage = 14.0 sq m / 151 sq ft  
Total = 141.4 sq m / 1522 sq ft



Ground Level



First Level

Illustration for identification purposes only, measurements are approximate, not to scale.