



## 30 Nogains, Pershore

Pershore

Guide Price **£595,000**



## 30 Nogains

Pershore, Pershore

- Distinguished four-bedroom detached bungalow
- Prestigious and highly sought-after Pershore address
- Walking distance to the Town Centre
- Approx. 2,022 sq ft (187.9 sq m) of lateral accommodation
- Magnificent 26ft open-plan kitchen/dining room
- Elegant sitting room with feature fireplace and garden access
- Impressive principal suite with luxurious en-suite bathroom
- Three additional spacious bedrooms
- Stylish family bathroom and separate utility room
- Parking for three cars, and a well maintained rear garden with open outlook



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Occupying a generous and beautifully established plot within one of Pershore's most desirable residential addresses, just a short walk to the town centre, this exceptional four-bedroom detached bungalow offers over 2,000 sq ft of impeccably arranged lateral living. Combining space, light and privacy, the property has been thoughtfully designed to create an elegant yet practical home of considerable quality.

The gravel driveway to the front allows parking for three vehicles, framed by manicured lawn and mature planting that enhance the home's attractive façade.

Internally, the sense of space is immediate. A welcoming central hallway leads through to the heart of the home, an impressive open-plan kitchen and dining room extending to over 26 feet in length. Designed for both everyday living and sophisticated entertaining, this expansive space features a comprehensive range of bespoke-style shaker cabinetry and generous work surfaces forming a natural gathering point. Integrated appliances and considered lighting add to the seamless finish, while rooflights and French doors flood the room with natural light and provide effortless access to the terrace and garden beyond.

Double doors connect to a substantial sitting room of equally impressive proportions. This refined yet comfortable space centres around a contemporary fireplace, with further French doors framing views of the garden and reinforcing the wonderful sense of indoor-outdoor flow. The layout allows the reception spaces to be opened into one large entertaining environment or closed for more intimate occasions.



The principal bedroom suite is a true retreat, remarkable in scale and offering ample room for dressing furniture or additional seating. It benefits from a luxurious en-suite bathroom complete with bath, separate shower enclosure, wash basin and WC, creating a calm and private sanctuary.

Three further generously proportioned bedrooms provide flexibility for family living, guests or home working, all served by a stylish family bathroom. A well-appointed utility room enhances functionality and discreetly supports the main living spaces.

The rear garden is a particular feature of the property. A broad paved terrace spans the rear elevation, ideal for al fresco dining and summer entertaining, leading onto an expansive lawn bordered by mature shrubs, planting and established hedging. Beyond, the open aspect creates a delightful sense of space and tranquillity rarely found within town settings. The garden enjoys privacy while remaining wonderfully light and open.

This outstanding bungalow presents a rare opportunity to acquire substantial single-level accommodation in a prestigious Pershore location, offering both elegance and ease of living in equal measure.

Pershore is an elegant Georgian market town renowned for its charm and community spirit. The town offers an excellent range of independent shops, high street amenities, a supermarket, indoor market and leisure complex.

Tenure: FREEHOLD

EPC Rating: C

Local District Council: Wychavon

Council Tax band: D





# 30 Nogains, WR10 1HY

Approximate Gross Internal Area = 187.9 sq m / 2022 sq ft

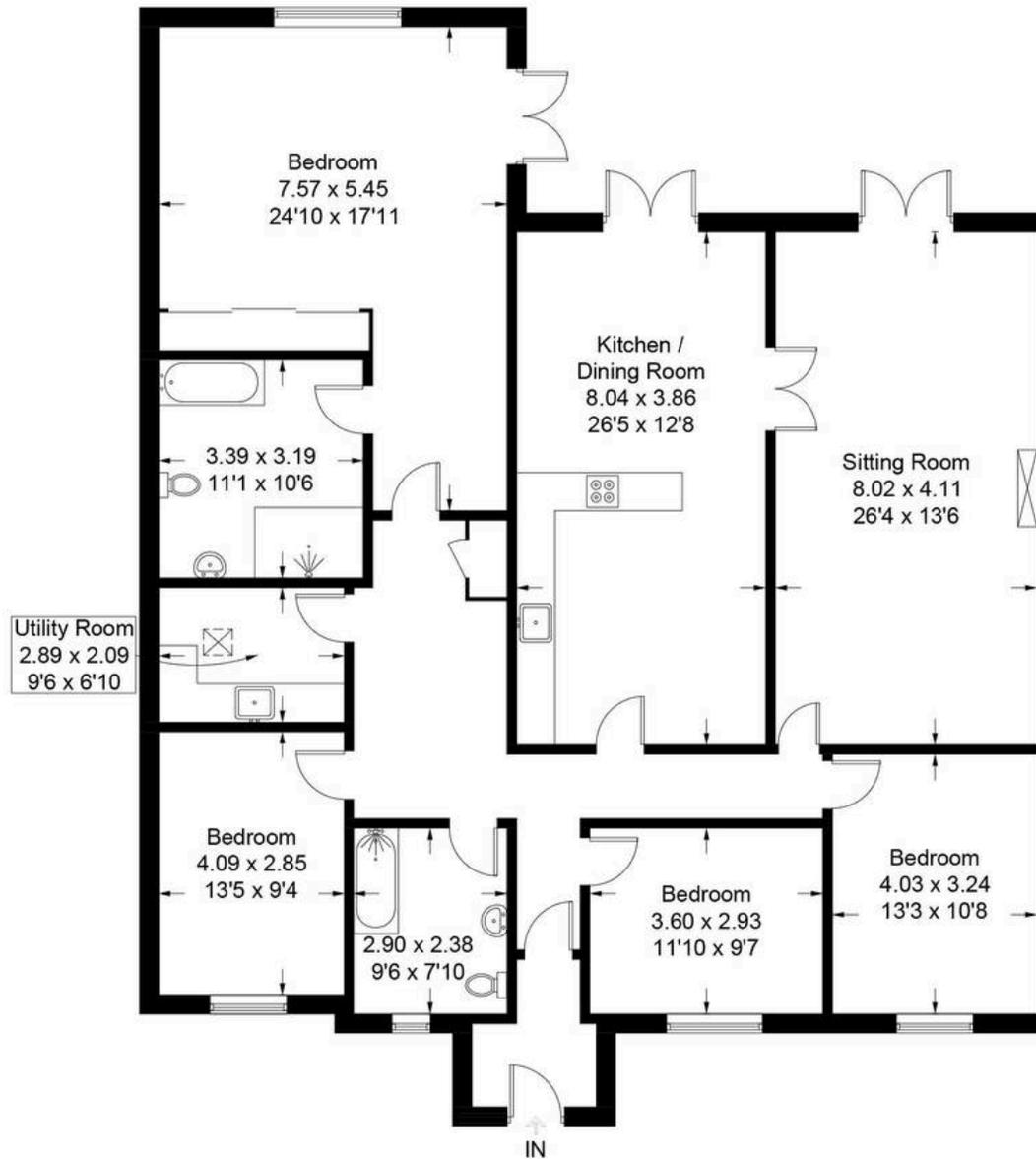


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