



14 Defford Road, Pershore

Pershore

Guide Price **£395,000**

 **JONES &
ASSOCIATES**

BESPOKE ESTATE AGENCY



14 Defford Road

Pershore, Pershore

- NO ONWARD CHAIN
- Walking distance to Pershore Town Centre
- Spacious four-bedroom detached family home
- Approx. 1,294 sq ft (120.2 sq m) of internal accommodation
- Generous sitting room with feature fireplace
- Light-filled conservatory with direct access to the garden
- Well-equipped kitchen with central island
- Separate utility room and ground floor cloakroom
- Principal bedroom with fitted wardrobes and en-suite shower room
- Established landscaped rear garden with patio and pergola

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



Offered with No Onward Chain - Occupying a pleasant position within a well-established residential development in the highly regarded Georgian market town of Pershore, this spacious and well-maintained four-bedroom detached home offers versatile family accommodation extending to approximately 1,294 sq ft, together with a garage and beautifully arranged rear garden. In walking distance of Pershore Town Centre.

The property is approached via a driveway providing off-road parking and access to the garage, with a neatly maintained frontage and pathway leading to the entrance door. An inviting reception hall creates an immediate sense of space and provides access to a useful ground floor cloakroom and staircase rising to the first floor.

The sitting room is generously proportioned and enjoys a large front-facing window allowing for excellent natural light. A feature fireplace with decorative surround forms an attractive focal point, creating a comfortable and welcoming living space ideal for everyday family life. Glazed double doors open through to the dining room, offering flexibility for both open-plan entertaining and more formal separation when required.

The dining room comfortably accommodates a family-sized table and chairs and benefits from sliding doors opening into the conservatory. The conservatory provides an additional reception area with panoramic glazing and double doors leading directly onto the rear patio, making it a wonderful space to enjoy the garden throughout the seasons.





 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY

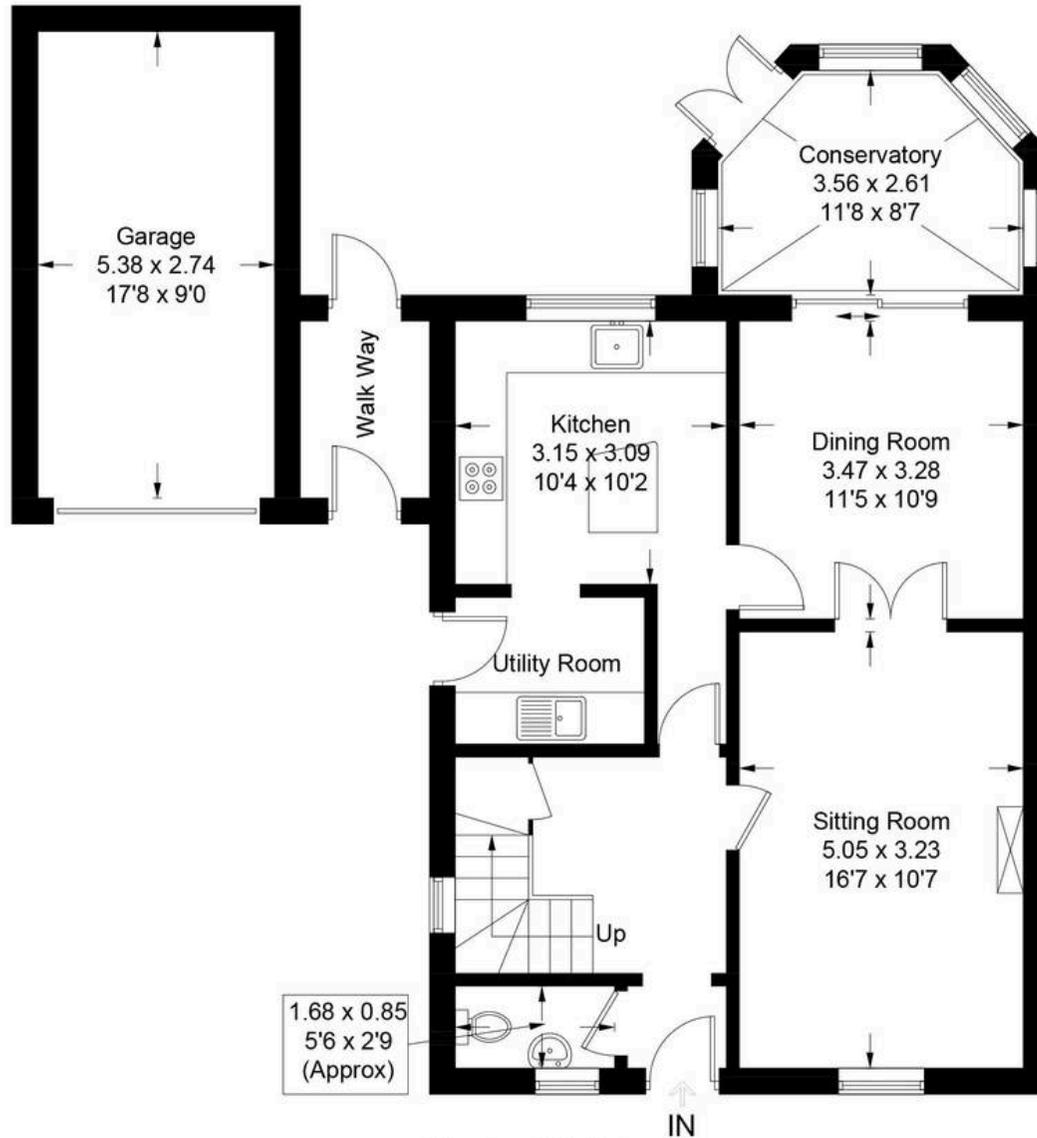


14 Defford Road, WR10 1HU

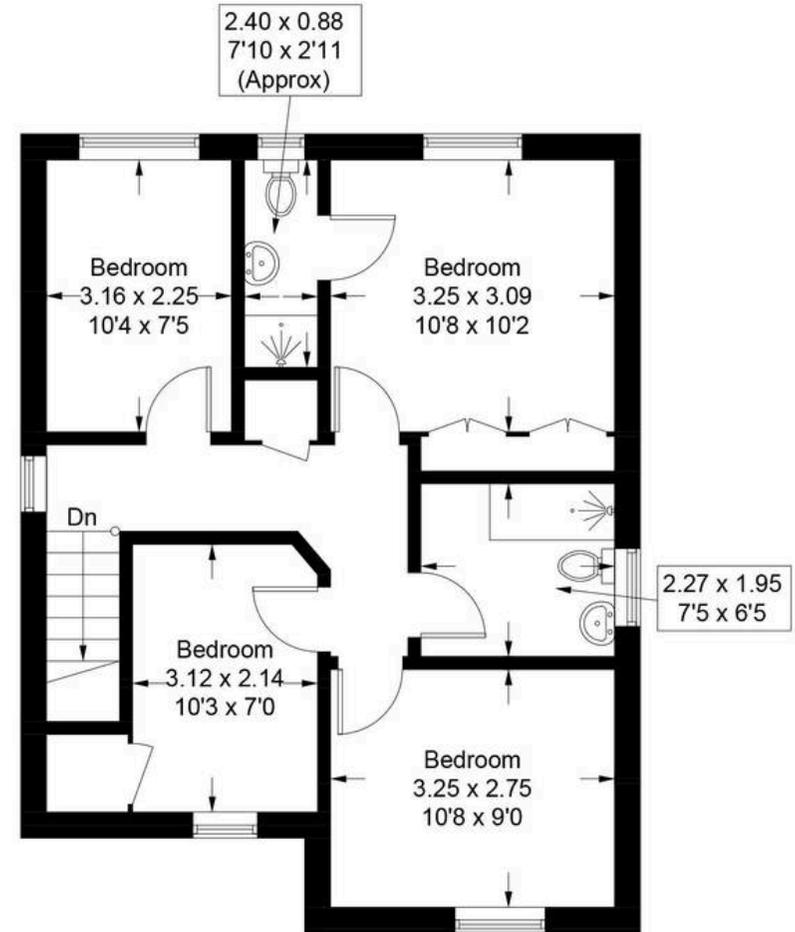
Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft

Garage = 14.8 sq m / 159 sq ft

Total = 135.0 sq m / 1453 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278437)



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • info@jjaa.co.uk • www.jjaa.co.uk/

 JONES &
ASSOCIATES
BESPOKE ESTATE AGENCY

