



# 11 Little Penny Rope, Pershore

Pershore

Guide Price **£475,000**



BESPOKE ESTATE AGENCY



## 11 Little Penny Rope

Pershore, Pershore

- Spacious open-plan kitchen/dining room ideal for family living and entertaining
- Separate dual-aspect living room with feature fireplace
- Four well-proportioned bedrooms including a generous main bedroom
- Modern family bathroom plus convenient downstairs WC
- Bright and airy accommodation throughout with large windows
- Private, low-maintenance rear garden with covered seating area
- Large driveway providing ample off-road parking for multiple vehicles
- Well-presented throughout with scope to personalise in places
- Popular residential location within easy reach of Pershore town centre and amenities



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

 **JONES &  
ASSOCIATES**

BESPOKE ESTATE AGENCY

The property is approached via a generous driveway providing ample off-road parking for multiple vehicles, leading to a detached double garage. The attractive frontage, complemented by a well-maintained garden, creates a strong first impression and enhances the home's overall kerb appeal.

Internally, the accommodation is well laid out and particularly suited to contemporary lifestyles. A welcoming entrance hall leads through to a comfortable reception room at the front of the property, featuring a gas fireplace and offering a cosy, separate space to relax.

To the rear, the property opens into a spacious open-plan kitchen/dining room, measuring over 21ft, which forms the true heart of the home. The kitchen is fitted with a range of modern units and integrated appliances, with ample worktop space and room for informal dining. This area flows seamlessly into a generous dining space, ideal for family meals and entertaining, with direct access to the rear garden allowing for an excellent indoor-outdoor connection.

Further ground floor benefits include a useful downstairs cloakroom, practical storage, and a layout that supports both everyday family life and social occasions.

Upstairs, the property continues to impress with four bedrooms, offering flexibility for a range of buyers. The principal and second bedrooms are well-proportioned doubles, while the remaining rooms provide ideal space for children, guests, or home office use—an increasingly important feature for modern living. The accommodation is served by a contemporary family bathroom, with the principal bedroom benefitting from its own en-suite shower room, adding convenience for busy households.





**JONES & ASSOCIATES**  
BESPOKE ESTATE AGENCY



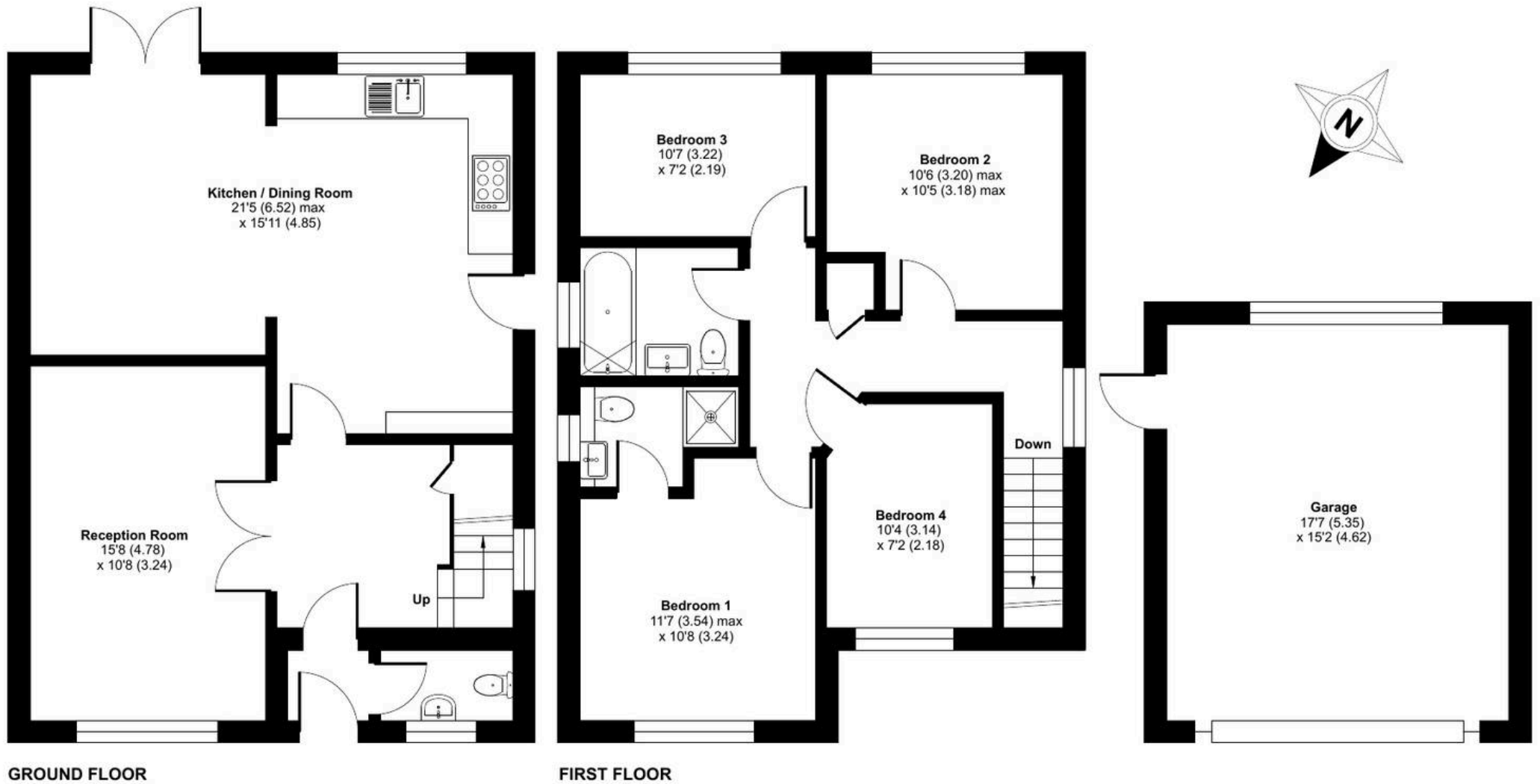
# Little Penny Rope, Pershore, WR10

Approximate Area = 1179 sq ft / 109.5 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 1445 sq ft / 134.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



## Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • [info@jjaa.co.uk](mailto:info@jjaa.co.uk) • [www.jjaa.co.uk/](http://www.jjaa.co.uk/)

 **JONES &  
ASSOCIATES**  
BESPOKE ESTATE AGENCY

