



3 Willow Bank, Wyre Piddle

Pershore

Guide Price **£350,000**

 **JONES &
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BESPOKE ESTATE AGENCY



3 Willow Bank

Wyre Piddle, Pershore

- Semi-detached two-bedroom home in sought-after riverside village
- Spacious open-plan kitchen/dining & bi-fold doors to the garden
- Light-filled conservatory with roof lantern glazing
- Bi-fold doors opening onto landscaped rear garden
- Principal bedroom with modern en-suite shower room
- Contemporary family bathroom plus ground floor WC
- Separate reception room offering versatile living space
- Integral garage and private driveway parking for up to 3 cars
- Peaceful village location with bypass preventing through traffic
- Desirable village of Wyre Piddle

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



The ground floor begins with a welcoming entrance hall, creating an immediate sense of space and flow. A spacious reception room to the front of the property offers a comfortable and versatile setting, ideal for cosy evenings or more formal entertaining. With generous natural light and tasteful décor.

To the rear, the home opens into an impressive open-plan kitchen and dining area, undoubtedly the heart of the property. The kitchen is beautifully appointed with contemporary cabinetry and ample work surfaces, providing both functionality and sleek design. There is plentiful storage and preparation space, making it ideal for keen cooks and busy households alike. The adjoining dining area comfortably accommodates a family dining table, creating a sociable hub for everyday meals and special occasions.

This space flows seamlessly into a bright converted conservatory, further extending the living accommodation and offering flexibility as a second sitting area, garden room or entertaining space. Enhanced by roof lantern glazing and bi-fold doors leading from the dining area, the layout allows natural light to flood in while effortlessly blending indoor and outdoor living. During warmer months, the doors open directly onto the landscaped rear garden.

Upstairs, the property continues to impress with two generous double bedrooms. The principal bedroom benefits from its own stylish en-suite shower room, finished with contemporary fittings and a clean, modern aesthetic. The second double bedroom is equally well-proportioned and enjoys pleasant natural light, making it ideal for guests, a home office or additional family accommodation. A modern family bathroom, finished to a high standard, serves the second bedroom. A ground floor WC adds further practicality and convenience for visitors.



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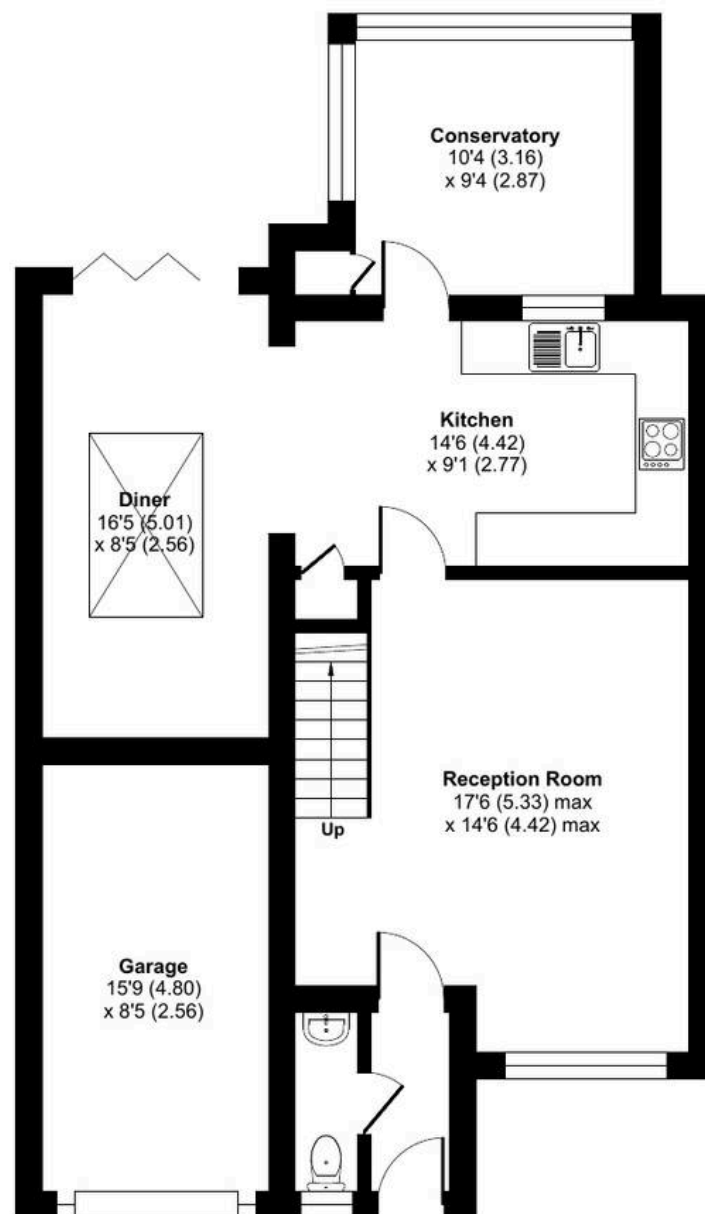
Willow Bank, Wyre Piddle, Pershore, WR10

Approximate Area = 1085 sq ft / 100.7 sq m

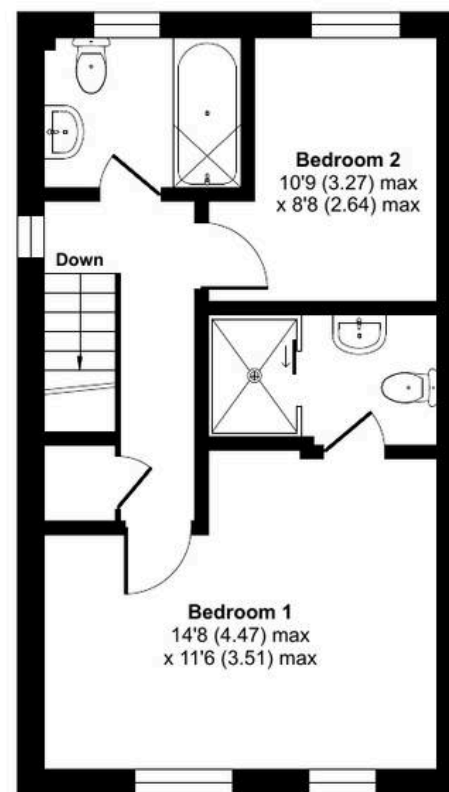
Garage = 133 sq ft / 12.3 sq m

Total = 1218 sq ft / 113 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2026. Produced for Jason Jones & Associates. REF: 1409928

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Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

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

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