



**28 Westcott Way, Pershore**  
Pershore

In Excess of **£500,000**

 **JONES &  
ASSOCIATES**  
BESPOKE ESTATE AGENCY





## 28 Westcott Way

Pershore, Pershore

- A beautifully presented three-storey detached property
- Offering five bedrooms in total, crowned by a beautifully appointed top-floor suite
- Built in 2017 & "B" rated energy efficient
- Beautiful open plan 24'5 fitted kitchen & dining room with an array of integral appliances and access to a utility room
- Dual aspect living room with French doors to the rear garden
- Study / Office & ground floor cloakroom
- Well presented & private walled rear garden
- Double Garage & private parking
- Gas-fired central heating & double glazing throughout

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



A beautifully presented three-storey detached home, built in 2017 and boasting a desirable "B" rated energy efficiency, offering versatile living space and a superbly appointed interior. Designed with modern family life in mind, the property provides five bedrooms in total, and three bathrooms, crowned by an impressive top-floor suite with its own dressing area and a bathroom complete with both bath and separate shower.

The ground floor features a lovely open-plan fitted kitchen and dining room, extending to over 24 feet, with a range of integral appliances and direct access to a practical utility room. A dual-aspect living room enjoys French doors leading onto the rear garden, while a study and cloakroom complete the ground floor.

On the first floor, there are four well-proportioned bedrooms, one of which benefits from its own en-suite shower room, in addition to a stylish family bathroom.

The second floor is dedicated to the principal suite, providing a private retreat with its own dressing area and full bathroom, with both a bath and a separate shower.

Outside, the property benefits from a beautifully maintained and private walled rear garden, ideal for both relaxation and entertaining. A detached double garage and private driveway parking further enhance this impressive home.

Additional features include gas-fired central heating and double glazing throughout.











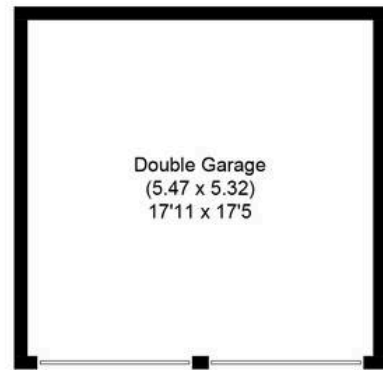




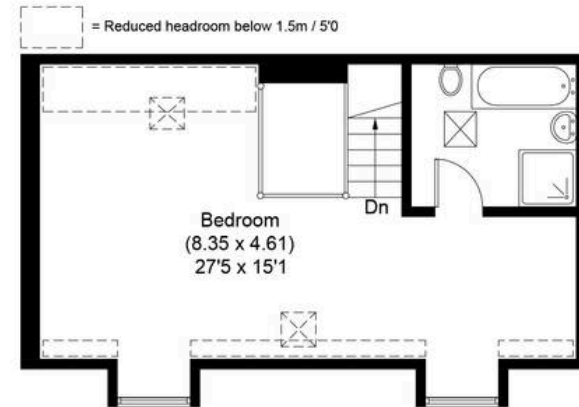


# Westcott Way

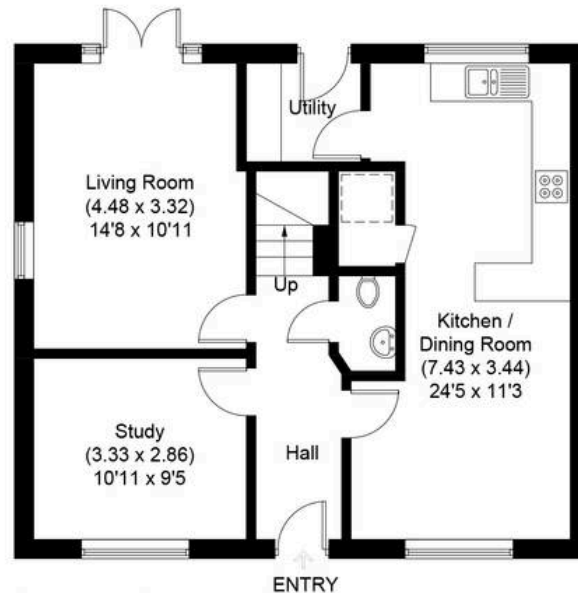
Approximate Gross Internal Area Without Garage = 167.9 sq m / 1807 sq ft  
 Approximate Gross Internal Area With Garage = 196.7 sq m / 2117 sq ft



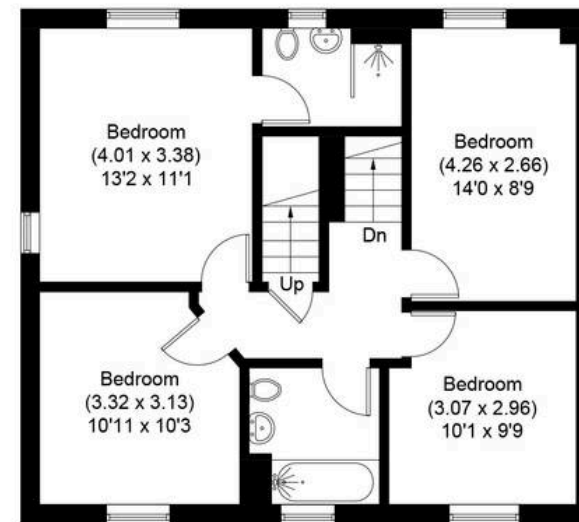
(Not Shown In Actual Location / Orientation)



**Second Floor**



**Ground Floor**



**First Floor**

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