



4 Choules Close, Pershore

Pershore

Guide Price **£535,000**

 **JONES &
ASSOCIATES**

BESPOKE ESTATE AGENCY



4 Choules Close

Pershore, Pershore

- A beautifully presented three double bedroom detached property
- Built to a very high standard by Redrow Homes in 2015
- "C" rated energy efficient
- Contemporary kitchen/dining/snug room with AEG & SMEG appliances
- Living room with a bay window & marble fireplace surround
- Downstairs cloakroom & Utility room
- Three ensembles/walk-in wardrobes
- Independent garage

Built by Redrow Homes in 2015, a beautifully presented three double bedroom detached property comprises a kitchen/dining/snug room, living room with a bay window, three ensembles/walk-in wardrobes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



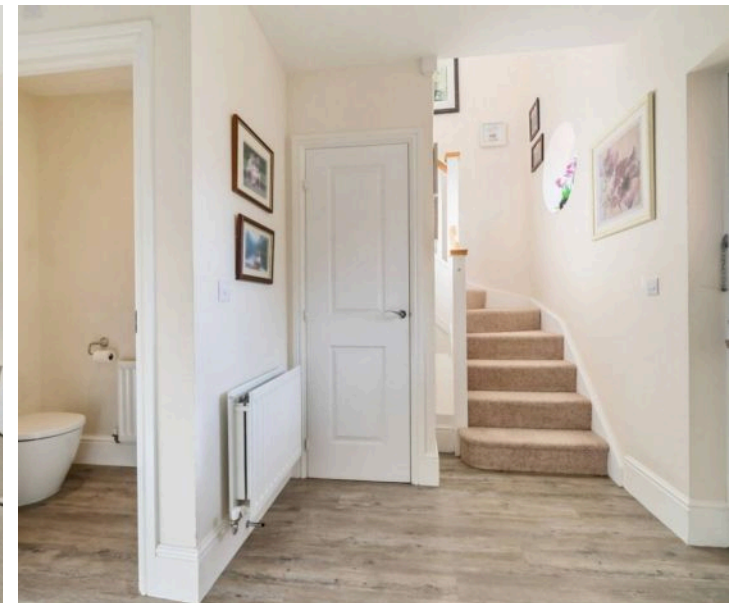
The accommodation comprises an entrance hall with Karndean flooring and a charming circular window, cloakroom, living room with a bay window and marble fire surround with a the living flame effect electric fire, a contemporary kitchen/dining room which includes an AEG fan oven & microwave, SMEG induction hob and a fridge/freezer, access to a utility room with space for two freestanding appliances, and a bright dining/snug area with patio doors to the rear garden.

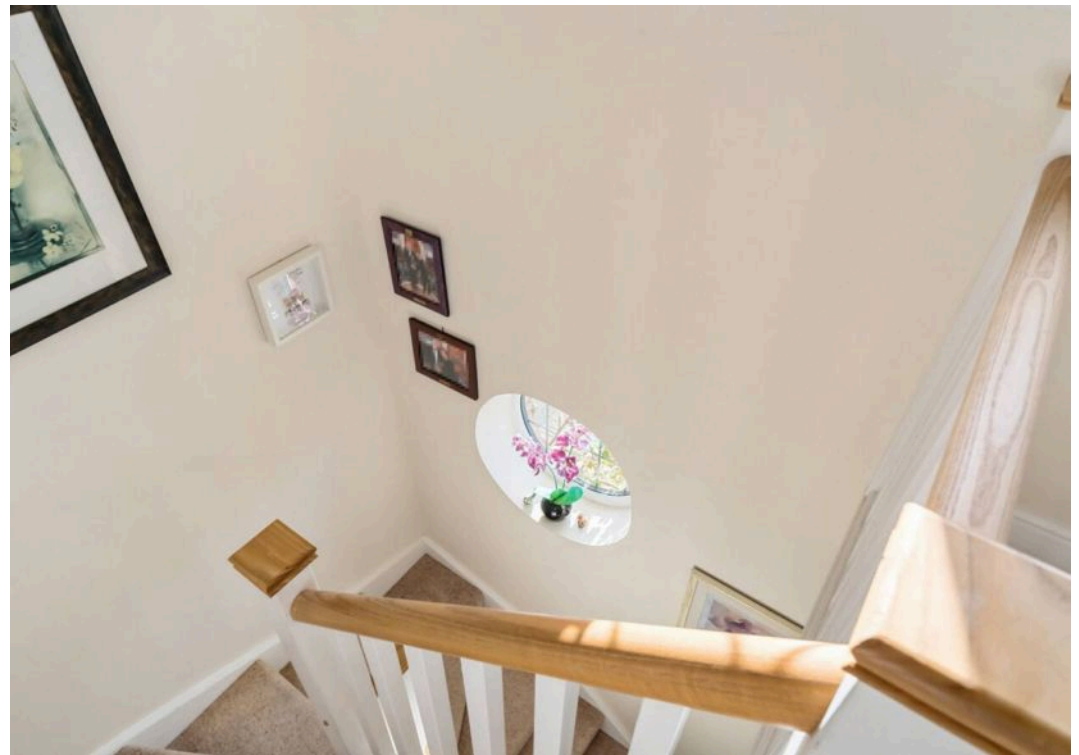
To the first floor is a landing area with access to an airing cupboard, bedroom one with built-in wardrobes and access to an en-suite with a roll-top bath, bedroom two with a walk-in rain shower en-suite, and bedroom three with an additional en-suite shower room which has currently been converting into a walk-in wardrobe, however, the current owner is willing to revert it back to an en-suite if desired.

The rear garden has been completely landscaped having a patio seating area to the rear of the property, with an additional seating area to the rear of the garage, lawn area, a large garden shed (negotiable), mature bedding, access to the garage and gated access to the driveway.

The front of the property has mature bedding plants and a path leading to the front door, a driveway suitable for parking two vehicles and gated access to the rear garden.

The property also benefits from an outstanding "C" rated energy rating, gas-fired central heating, double glazing throughout and access to high-speed broadband internet.





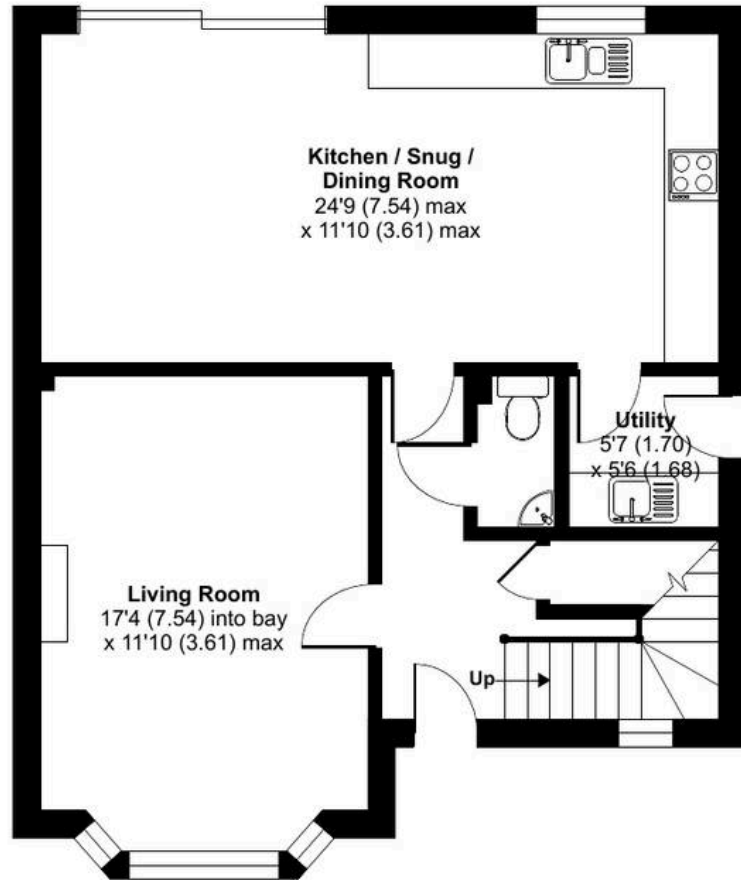
Choules Close, WR10

Approximate Area = 1342 sq ft / 124.7 sq m

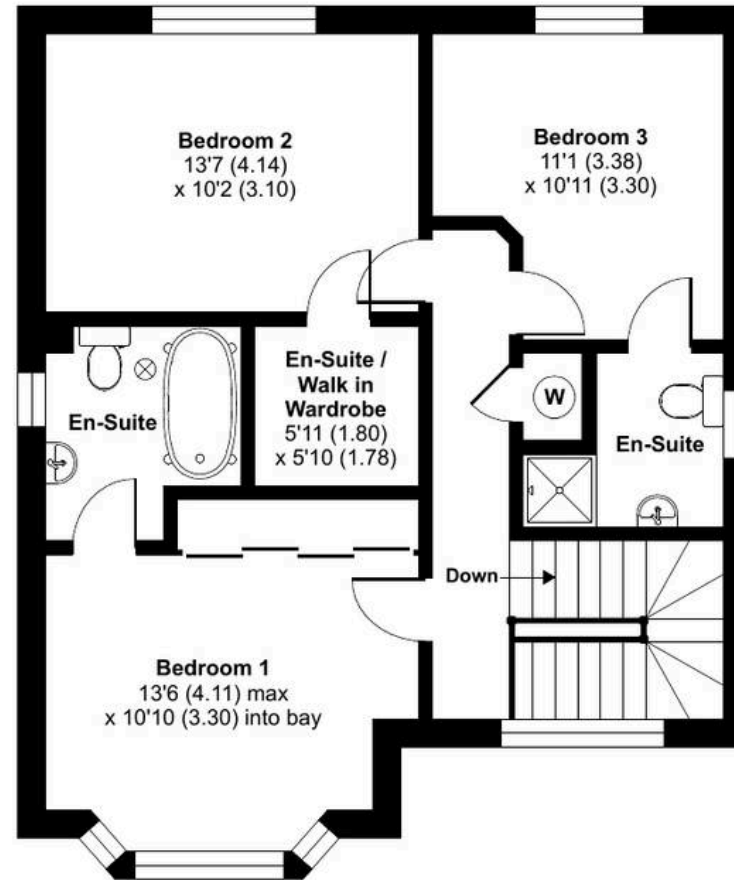
Garage = 180 sq ft / 16.7 sq m

Total = 1522 sq ft / 141.4 sq m

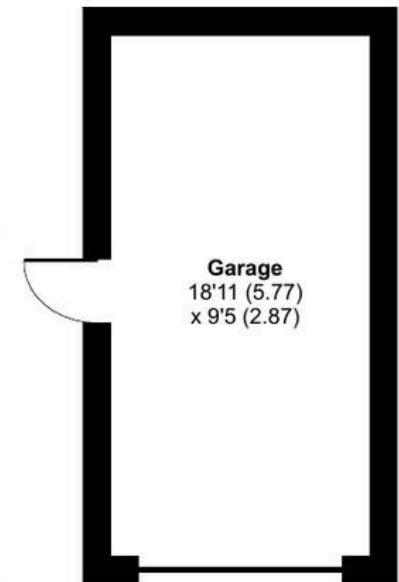
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Jason Jones & Associates. REF: 1206721



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