



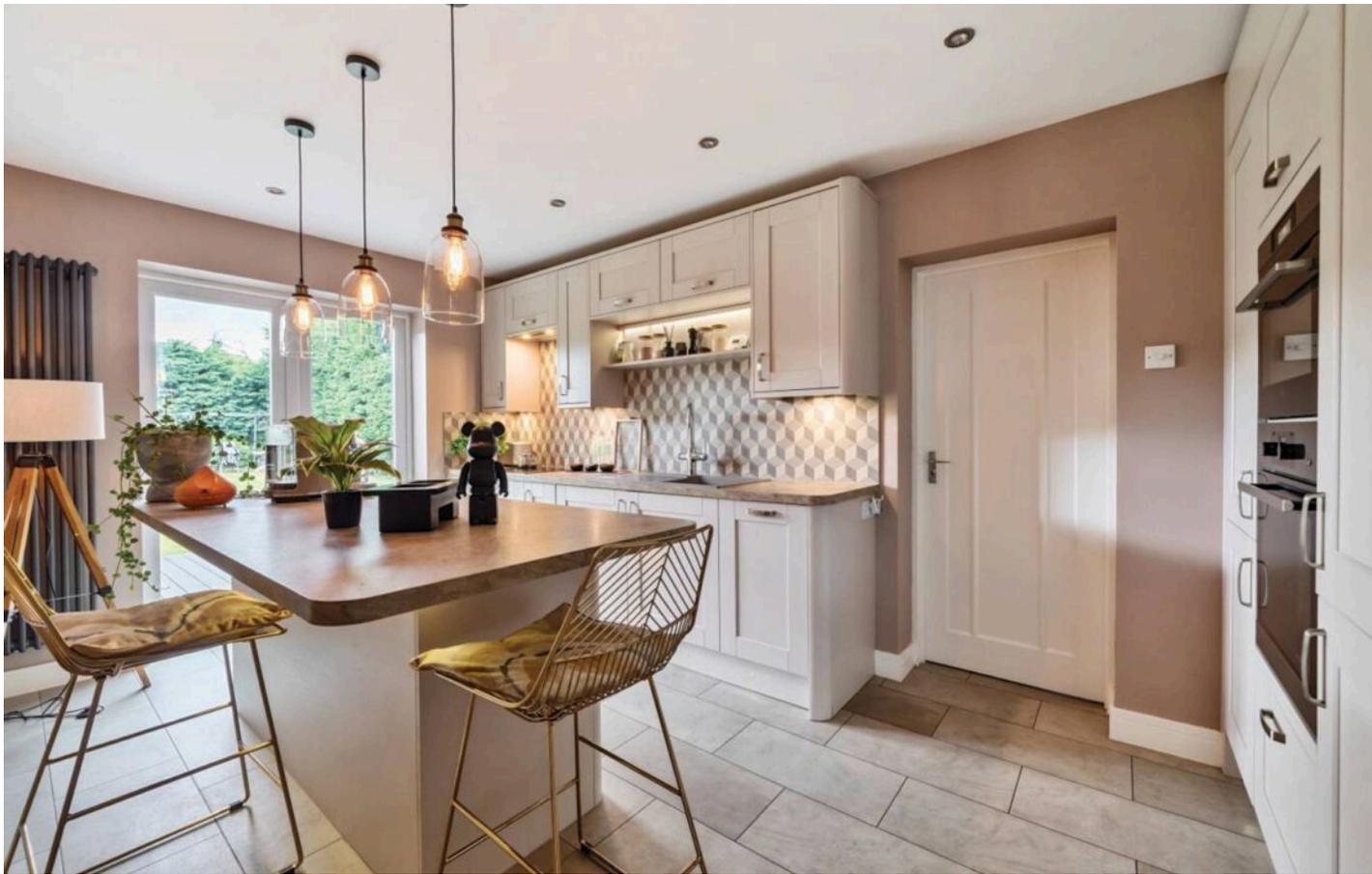
## Whitecroft Station Road, Eckington

Pershore

Guide Price **£530,000**

 **JONES &  
ASSOCIATES**

BESPOKE ESTATE AGENCY



## Whitecroft Station Road

Eckington, Pershore

- Beautifully presented four-bedroom detached home
- Generous 0.25-acre plot offering complete privacy
- Open-plan Living/Dining Room with access to the garden room
- Contemporary Kitchen/Breakfast with integral AEG appliances.
- Large kitchen island with breakfast bar
- Potential downstairs annex Elegant Sunken with Garden at the back of the garden

Whitecroft is a beautifully presented four-bedroom detached home situated on a generous 0.25 acre plot.  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



The accommodation comprises an entrance porch, hallway with stairs to the first floor, open plan living/dining room which accesses the garden room. The contemporary kitchen/breakfast room has wall and base units, integral AEG appliances including a microwave, electric oven, induction hob, a slimline dishwasher and a wine cooler, a large kitchen island with breakfast bar, and French doors to the rear garden. The kitchen then accesses an extended snug area, shower room and a bedroom, with bi-fold doors to the garden. To the first floor is a landing area, four bedrooms, all with built-in wardrobes, and a contemporary family bathroom with an independent shower, bath with hand shower, hand basin and W.C.

The property also benefits from double-glazing throughout, gas-fired central heating and is in the catchment area for Bredon Hill Academy and Prince Henry's Academy High School.

#### EXTERNALLY

Whitecroft is set on a spacious 0.25-acre plot, fully screened for total privacy. At the rear of the property, a raised patio offers a lovely seating area, while at the back of the garden, an elegant sunken garden adds a touch of charm. Additionally, there is a large garden shed/workspace located to the side of the property.

To the front is a small garden area and a driveway.

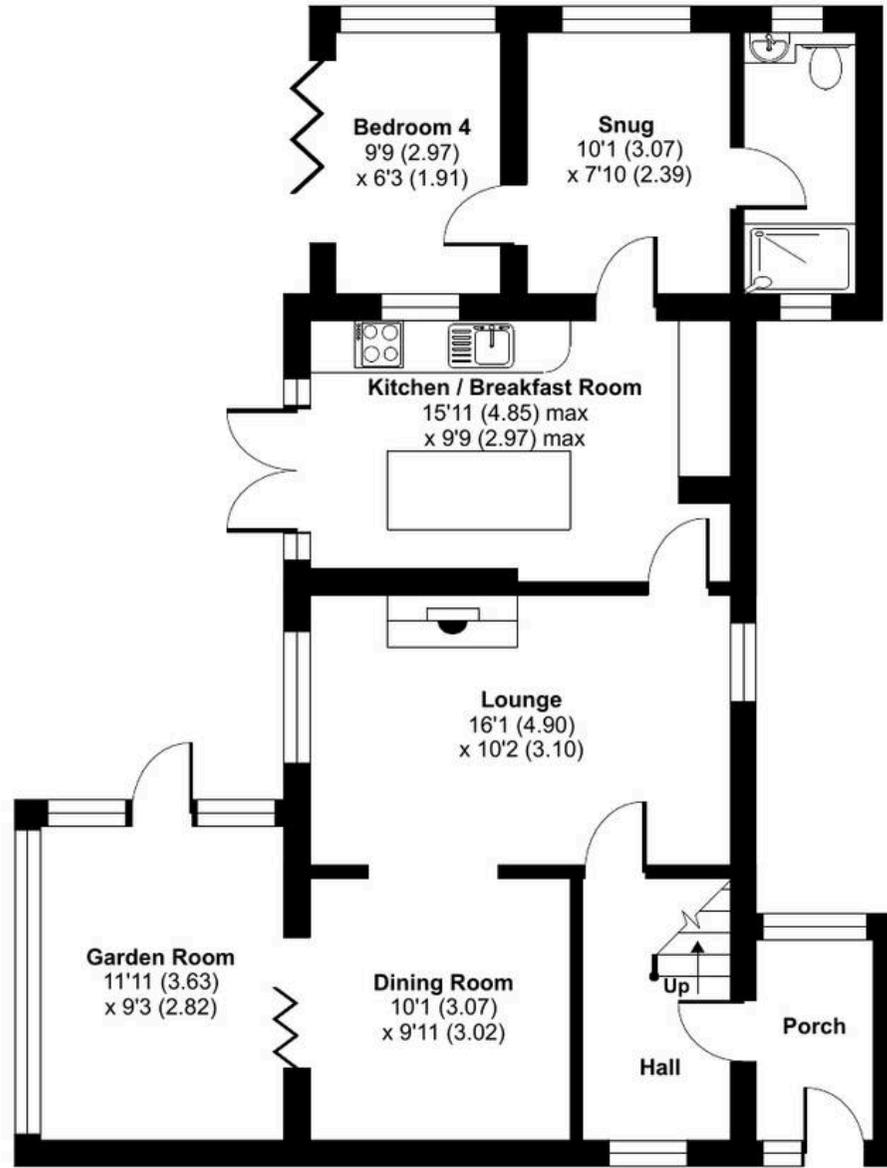




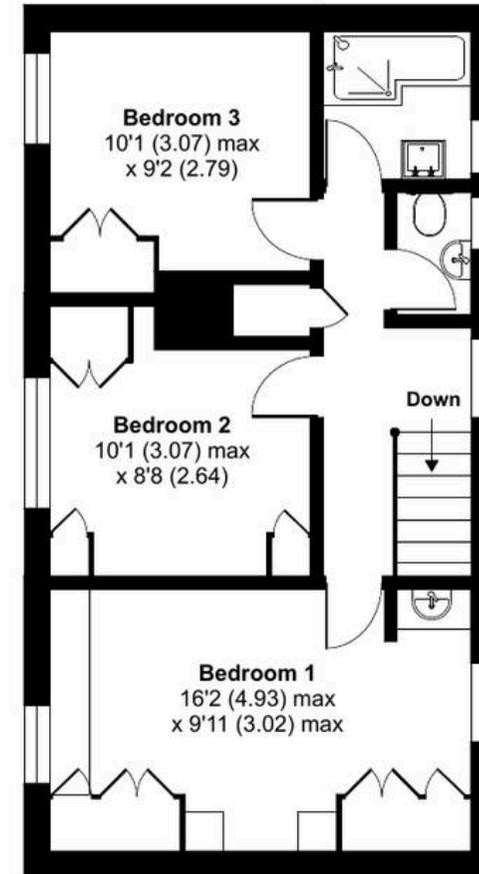
# Station Road, Eckington, Pershore, WR10

Approximate Area = 1393 sq ft / 129.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Jason Jones & Associates. REF: 1193781



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