



35 Westcott Way, Pershore, WR10 1RH

Offers in the region of £450,000





35 Westcott Way

Pershore, WR10 1RH

- Four Bedroom Extended Detached House
- Single Garage & Tandem Driveway Parking
- Energy Efficient Home - 'B' Rated
- Welcoming Reception & Family Rooms
- Benefitting From Approx. 4 Years New Build Warranty
- Immaculately Presented, Move In Ready With A Variety Of Upgrades
- Located Overlooking Greenspace, On The Edge Of Pershore Town
- Bedroom 1 With Ensuite & Built In Wardobes
- Corner Plot With Wrap Around Garden - Lawn, Patio & Vegetable Patch
- Large Open Plan Kitchen Diner Flowing Perfectly Into The Rear Garden

An impressive and beautifully maintained four bedroom detached house, built in 2020 and thoughtfully enhanced by its current owners, offering stylish contemporary living with generous and versatile accommodation throughout.

Occupying an enviable position overlooking green space, this exceptional family home combines modern design with a wonderfully welcoming feel. The property is immaculately presented throughout and benefits from a substantial extension to the original kitchen/dining space, creating an inviting entertaining space.

Upon entering, a welcoming entrance hall provides an excellent first impression, setting the tone for the accommodation to follow. The comfortable living room offers a relaxing space with views to the front, while a further versatile room provides the perfect home office, study or second reception room. At the heart of the home is the generously proportioned open plan kitchen and dining room, which has been thoughtfully extended by the current owners, complete with patio doors & skylight. This impressive space provides an ideal setting for entertaining, family meals and day to day living, with a natural flow between the kitchen and dining areas. With a large variety of cabinetry, integrated appliances, ample worktop space and complimented by a separate utility room.

Upstairs, the property offers four well proportioned double bedrooms. The spacious principal bedroom is particularly appealing, featuring two built in wardrobes and a stylish ensuite shower room. The remaining bedrooms are all double in size, offering great flexibility for growing families. To complete the first floor is a well appointed family bathroom, and a large, light filled landing.

Outside, the property continues to impress. The garden has been thoughtfully arranged to provide a combination of patio and lawned areas, alongside an extended side garden and a dedicated vegetable-growing area. The property is offered with a single garage & driveway.



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Location

The property is situated in Pershore, a popular Worcestershire market town renowned for its attractive surroundings, community atmosphere and excellent range of amenities. Located on the edge of the town, this property offers great flexibility for commuters and pedestrians alike. Pershore railway station, which is a short walk away provides excellent connections for commuters with direct links to London Paddington, while the surrounding road network of Worcestershire Parkway travels to Worcester, Cheltenham, Birmingham to name a few. The property is particularly well positioned with families in mind, offering local schools within walking distance.

AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Important Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band F

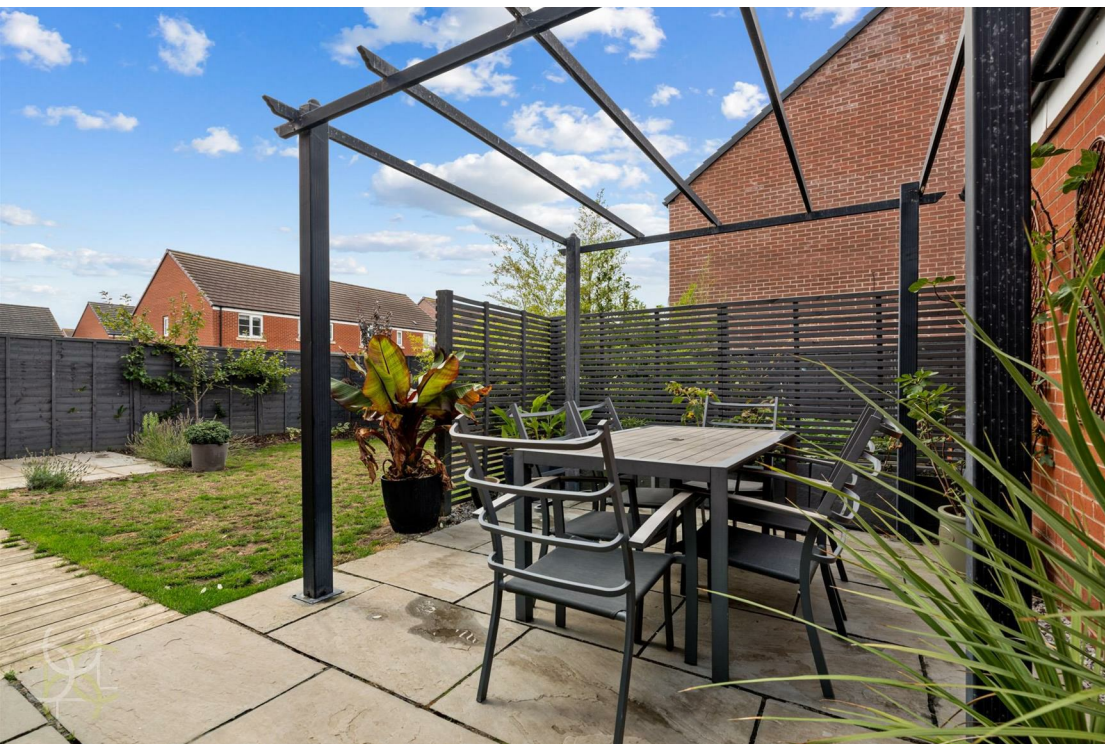
EPC Rating B

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

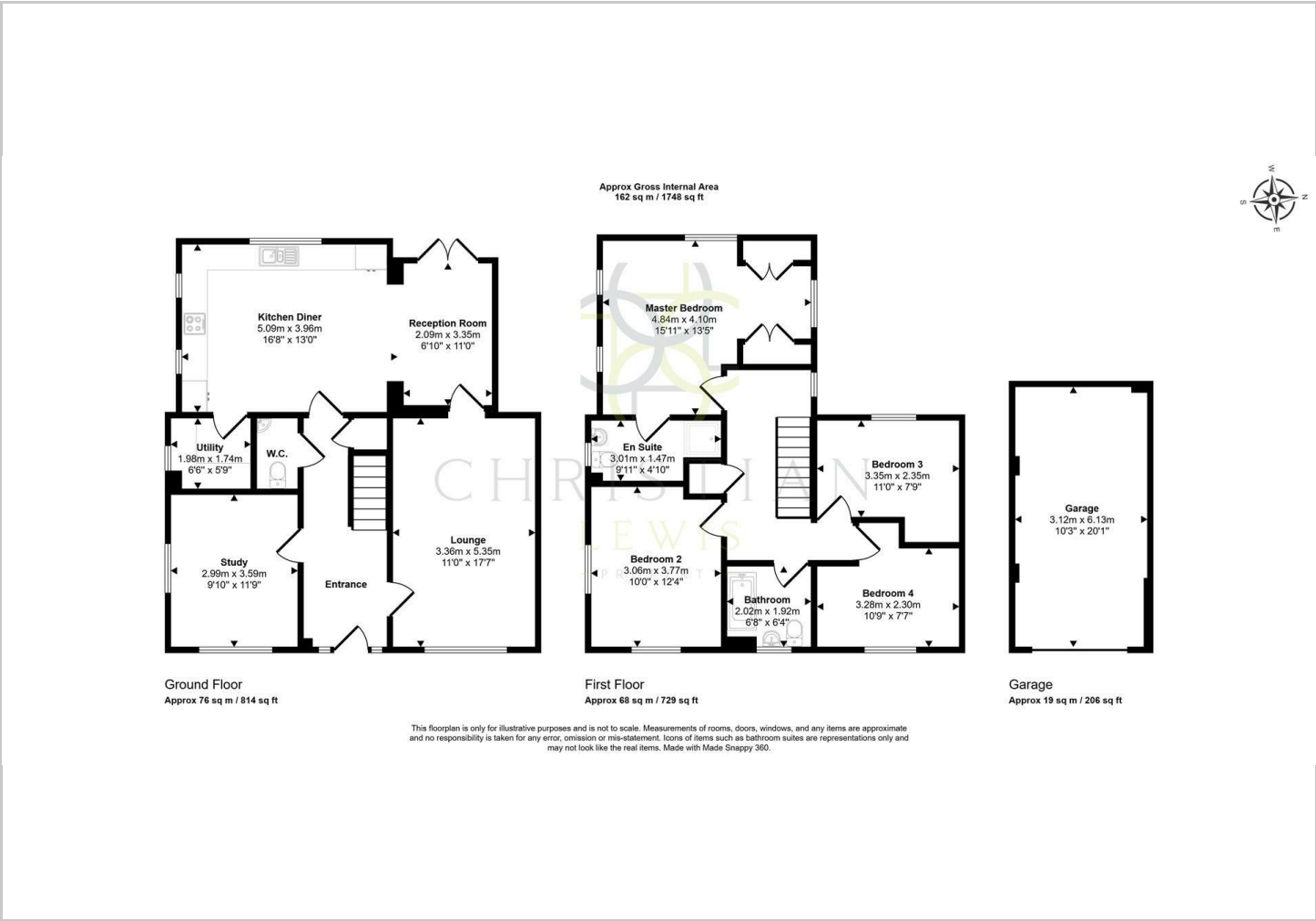
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

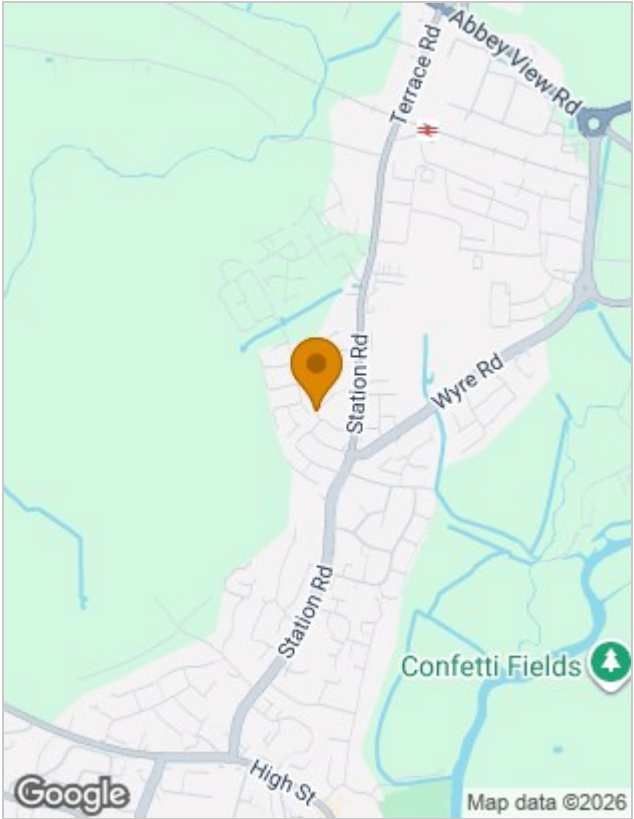




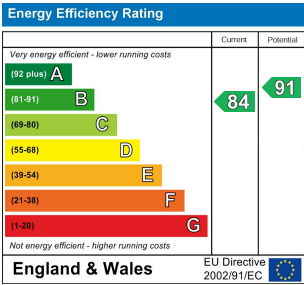
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.