



Allan Morris
estate agents

Ashfurlong Drive, Pinvin,
Persore, Worcestershire.

1 Ashfurlong Drive, Pinvin, Pershore, Worcestershire. WR10 2FT

- * Modern 4 bedroom detached house
- * Lying within the Pinvin C of E Primary School
- * Flexible family home
- * Sitting Room with wood burner
- * Kitchen/Dining Area to rear
- * 2 Double Bedrooms (both with En-Suites)
- * Ample parking to front with further parking available

A very well presented spacious and flexible four bedroom modern family home, situated within this sought after village, offering easy access to local schooling, Pershore, Worcester and transport links.

Accommodation briefly comprises: Initial Covered Porch, Large welcoming Entrance Hall, under stairs storage, downstairs Cloakroom, Study/further Reception to front elevation, Sitting Room with bay window to front and wood burner, double doors opening into Kitchen/Dining Area (also accessed from the Hall), which is well fitted with a range of modern units with granite work surfaces over and space for American style fridge/freezer, double Belfast style sink, Stoves oven with hob and extractor hood over, leading into Dining Area with doors to the rear, Utility with granite worktops, space and plumbing for washing machine and tumble dryer, boiler and door giving access to side and rear. On the first floor: Landing, Master Bedroom with built-in wardrobes and En-Suite with large walk-in shower, contemporary sink and cupboards below, Guest Bedroom 2 with En-Suite with large walk-in shower and hand shower over, contemporary sink with drawers below, two further Bedrooms (with Bedroom 4 having wardrobes), good size Family Bathroom with bath with central taps and hand shower over, separate walk-in shower with further contemporary sink and drawers below.

Outside: The front of the property has a small lawned garden, ample parking and gated side access. There is further parking opposite for a number of vehicles, with the potential to build a Garage, etc. (subject to Planning). The rear of the property is of particular note and can also be accessed from the Dining Area, initially onto a covered patio area with 3 Velux skylights, leading to an established lawn and Summer House/Office, with power and lighting.

AGENT'S NOTE:

Planning for 30 units to the rear of the property - Wychavon site planning app - Planning number - W/25/02425/FUL (for full plans) Full planning permission pending.





Directions:

From Worcester head up the London Road and head towards Swinesherd Way (A4440). At the next roundabout take the 3rd exit onto the A44. At the next roundabout take the 3rd exit on the Evesham Road. Turn left onto Main Street, then left onto Willow Close. On Entering Pinvin, pass the Primary School and turn left into Ashfurlong Drive, where number 1 is the 1st house on the right.

WAM 8048



Useful Information:

Tenure: Freehold

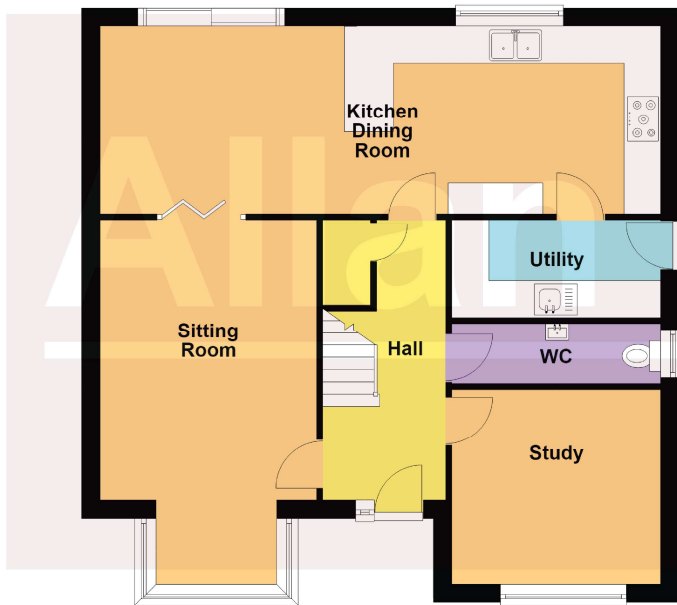
EPC Rating: B

Council Tax Band: F

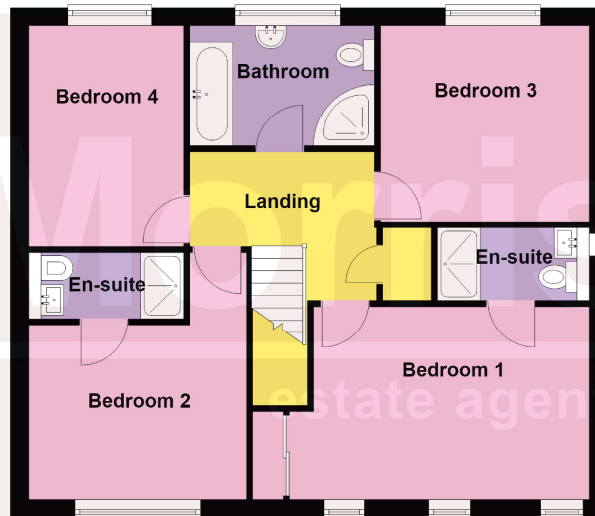
PRICE: Offers in Region of £ 600,000



Ground Floor
Approx. 77.6 sq. metres (835.4 sq. feet)



First Floor
Approx. 70.3 sq. metres (756.8 sq. feet)



Total area: approx. 147.9 sq. metres (1592.2 sq. feet)

Floorplan & Measurements:

Study/Further Reception: - 3.4m x 3.2m (11'1" x 10'5")

Sitting Room: - 6m x 3.5m (19'8" (into bay) x 11'5")

Kitchen/Dining Area: - 9.2m x 3m (30'2" x 9'10")

Utility: - 3.5m x 1.6m (11'5" x 5'2")

Master Bedroom: - 4.8m x 3.3m (15'8" (to wardrobes) x 10'9")

En-Suite: - 2.5m x 1.2m (8'2" x 3'11")

Bedroom 2: - 3.9m x 3.6m (12'9" max (into recess) x 11'9")

En-Suite: - 2.6m x 1.1m (8'6" x 3'7")

Bedroom 3: - 3.4m x 3.2m (11'1" x 10'5")

Bedroom 4: - 3.6m x 2.6m (11'9" x 8'6")

Family Bathroom: - 3m x 2m (9'10" x 6'6")

Summer House/Home Office: - 4.8m x 3.6m (15'8" x 11'9")

Covered Seating Area: - 6m x 3.6m (19'8" x 11'9")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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