



Lower Drive Besford, Pershore WR8 9AH

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS



Detached family home backing onto open countryside.





Key Features

- An executive detached family home
- Spacious, immaculately presented and meticulously maintained accommodation
- Highly regarded & sought after residential development
- Private south westerly rear aspect
- LPG central heating & double glazing
- Convenient semi rural location
- Built by Prowting Homes in 2001
- Three Reception Rooms
- Four Double Bedrooms, Two Ensuites
- Viewing highly recommended





The Property

An executive detached family home offering spacious, immaculately presented and meticulously maintained accommodation situated on this prestigious development built by Prowting Homes in 2001 surrounded by glorious countryside. The location provides easy access to Pershore, national road and rail networks.

The accommodation in brief comprises:

Reception Hall with Cloaks Cupboard
Lounge
Dining Room
Study
Kitchen Breakfast Room
Utility Room
Cloakroom/WC
Four Double Bedrooms - Main Bedroom with fitted wardrobes & an Ensuite
Bath/Shower Room, Bedroom Two with fitted wardrobes & an Ensuite Shower Room
Family Bathroom

Outside, to the front of the property is a mature fore garden with a gated mono blocked driveway providing off road parking for 4 cars in turn accessing the front door, LPG tank, outside courtesy lighting, Detached Double Garage (with up & over electric doors, power & light and a rear courtesy door) and a gated side/rear pedestrian access. To the rear of the property is a private enclosed mature garden predominately laid to lawn with shrub borders and paved patio area(s). Outside tap and courtesy lighting. Private south westerly aspect.

Services: Mains electricity, water and drainage. LPG central heating & Upvc double glazing

Agents note: There is an annual communal services charge for the up keep of the development, 01/01/2024 to 31/12/2024 - £1476.00 (reviewable). Owners of the properties on Lower Drive are able to use the communal facilities of the adjoining Besford Court Estate.

EPC Rating - E
Tenure - Freehold
Council Tax Band - G
Local Authority - Wychavon







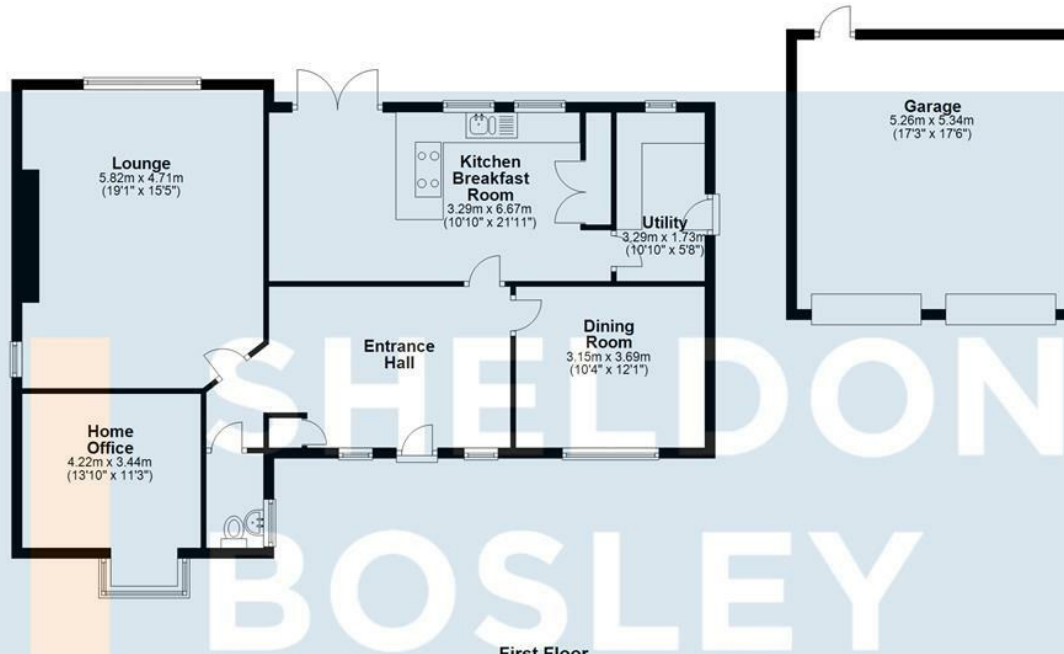


To view this beautiful home, please call
01386 277277

Floorplan

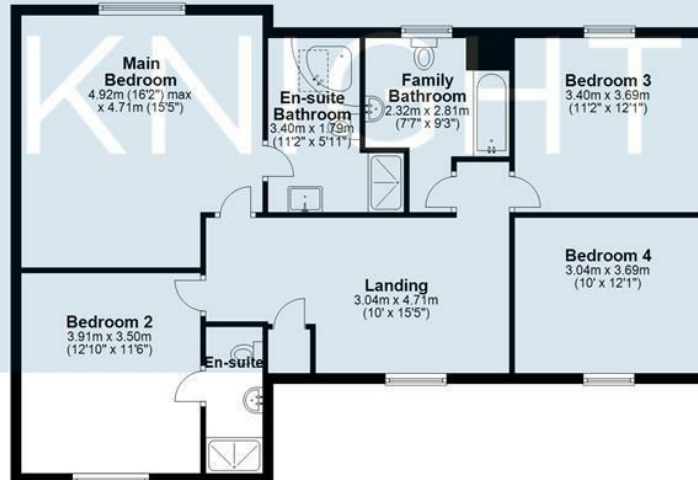
Ground Floor

Approx. 128.8 sq. metres (1365.1 sq. feet)



First Floor

Approx. 98.3 sq. metres (1057.8 sq. feet)



Total area: approx. 225.1 sq. metres (2422.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



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