



Celandine Main Street, Pershore, WR10 2NL

Price £425,000





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# Celandine Main Street

Pershore, WR10 2NL

- Chain Free
- 3 Bedrooms
- Scope to modernise
- Garage With Light & Power
- Saught After Village Location
- Detached Bunaglow
- Spacious Living Space
- Large Rear Garden with Undisturbed Views
- Driveway for up to 4 Vehicles

We are delighted to present this charming and impeccably positioned bungalow to the market. Offered to the market chain free and set within a highly sought-after village location, this wonderful home combines generous living space with beautifully established gardens, creating an exceptional opportunity for buyers seeking comfort, privacy and lifestyle.

The accommodation begins with a welcoming entrance porch, thoughtfully designed with coat hook storage, leading into a spacious and light-filled living room. The large window allows natural light to pour into the room, while a feature fireplace with gas fire creates a warm and inviting focal point. An elegant archway flows seamlessly into the dining room, providing a versatile entertaining space and benefiting from sliding patio doors that open out towards the garden.

From here, a door leads into the galley-style kitchen, fitted with a range of units and space for freestanding appliances. The kitchen continues into a delightful sunroom conservatory, a peaceful retreat ideal for enjoying a morning coffee or relaxing with a book while overlooking the garden.

Complementing the generous living areas, the property offers three well-proportioned double bedrooms, each thoughtfully fitted with wardrobes for added convenience. The home is served by two bath/shower rooms: a main bathroom featuring a full suite, and a separate shower room with walk-in shower, WC and wash basin. The hallway has been cleverly designed to maximise storage and includes three spacious cupboards.

Externally, the property enjoys substantial and beautifully mature gardens, with the rear garden presenting a true haven for keen gardeners. Predominantly laid to lawn and complemented by a greenhouse, growing beds and garden shed with peaceful outlook over open green space and fields, providing a tranquil and picturesque setting.

The property is also offered with driveway to the front for up to 4 vehicles, and integral garage with light and power.



## (SALES) Important Additional 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 E

EPC Rating D

## 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.

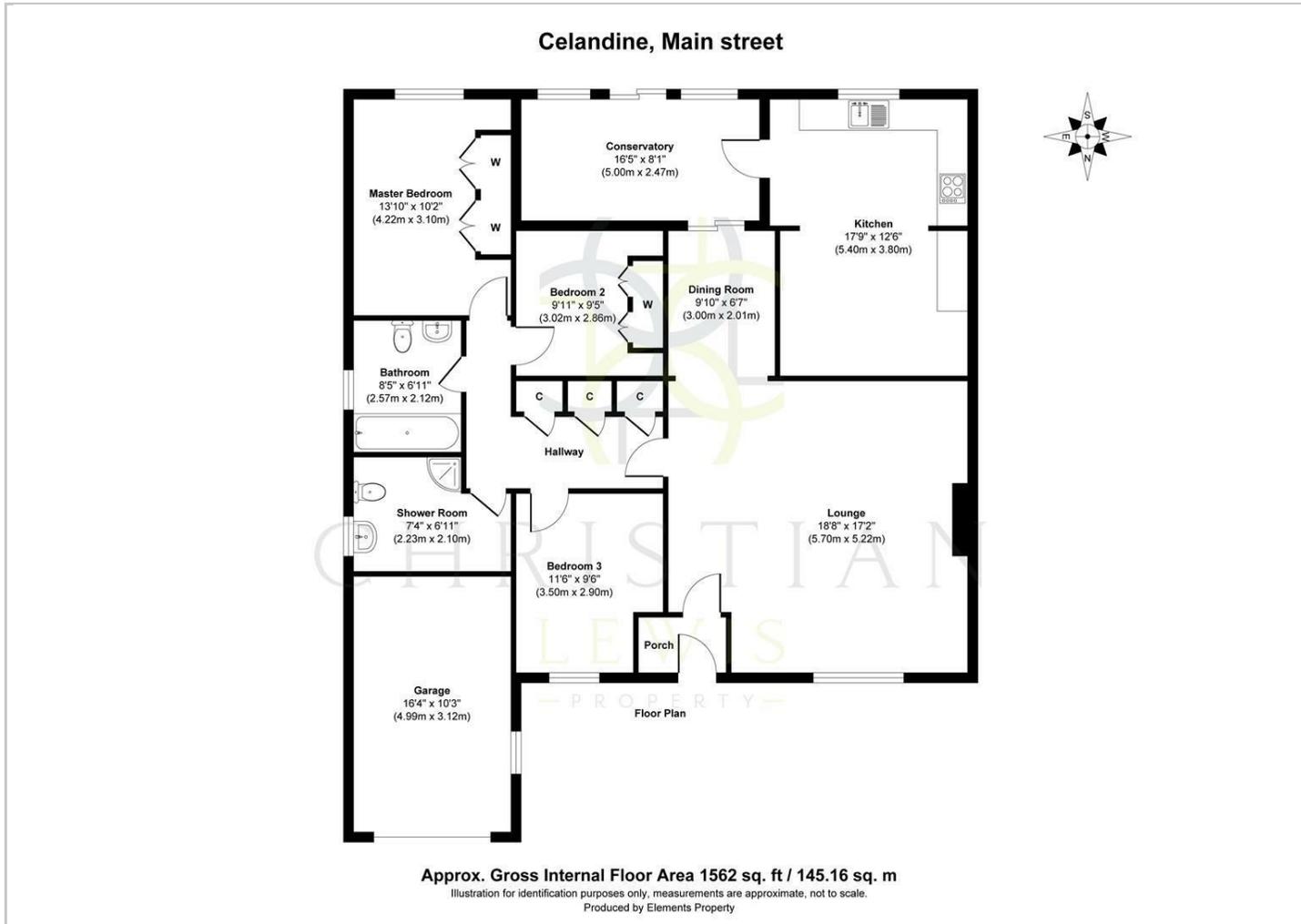
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



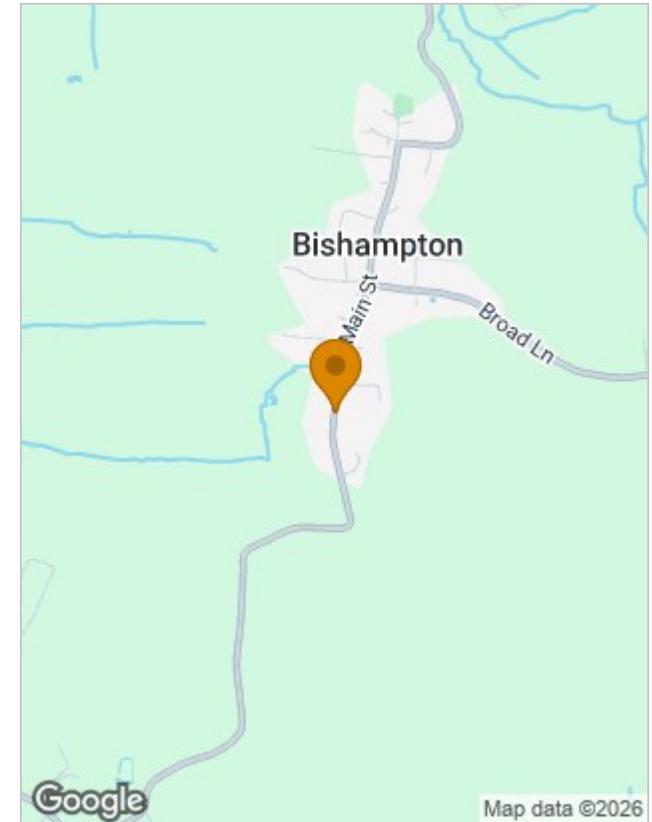




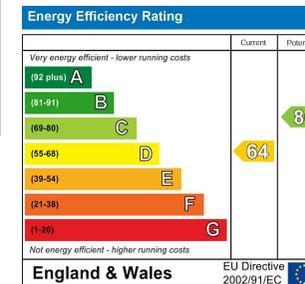
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Pershore Sales 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.