



28 Pardoe Drive

Pershore, WR10 1RJ

**Offers over £369,500**





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Pershore, WR10 1RJ

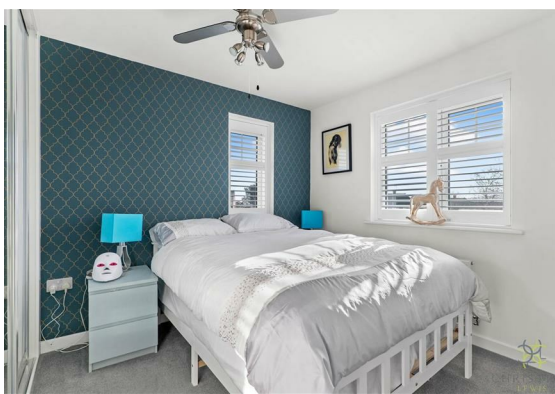
This exceptional three-bedroom detached residence has been meticulously and thoughtfully upgraded to an excellent standard including shutter blinds to all windows, recently upgraded security front and rear doors, and a security alarm system which will be left as part of the sale. Beautifully maintained throughout, the property presents a turnkey opportunity for discerning buyers seeking quality, comfort and style.

The ground floor features a refined and private living room, enhanced by a striking modern fireplace with electric fire, creating a warm yet sophisticated ambience. The stylish, modern fitted kitchen come dining room has been carefully designed with both aesthetics and functionality in mind, complemented by a separate utility room that provides discreet practicality and additional storage.

To the first floor are three well-appointed bedrooms, including two spacious double bedrooms and a versatile single room. The principal bedroom benefits from a sleek ensuite shower room, while the remaining accommodation is served by a contemporary family bathroom.

Externally, the property continues to impress. The beautifully landscaped rear garden has been thoughtfully designed to create a tranquil outdoor retreat, featuring an attractive decked entertaining area complete with an electric awning, ideal for al fresco dining and relaxation throughout the seasons.

The frontage offers generous off-road parking, further enhanced by a detached garage with







light and power, providing excellent storage or secure parking.

This is a superbly presented detached home that combines refined interiors, high-quality upgrades making it an ideal choice for buyers seeking a premium lifestyle in a sought-after setting.

#### 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 D

EPC Rating B

#### DISCLAIMER

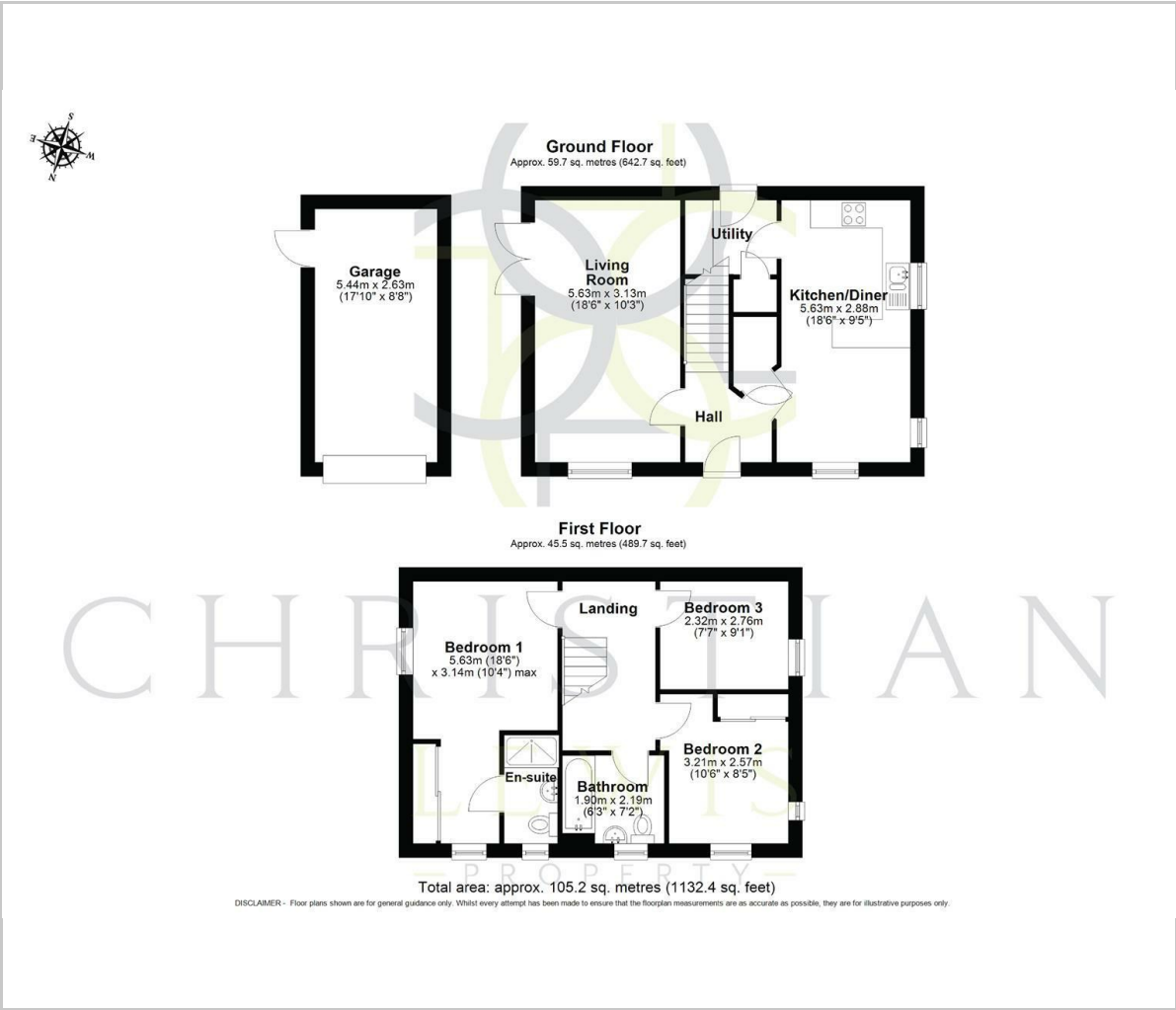
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14 Broad Street, Pershore, Worcestershire, WR10 1AY  
Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Area Map



Energy Efficiency Graph

