



Pippins The Green

Pinvin, WR10 2ET

**Asking price £625,000**



## Pippins The Green

Pinvin, WR10 2ET

A DELIGHTFUL DETACHED BUNGALOW SITUATED ON A SPACIOUS PLOT WITH AMPLE PARKING, DOUBLE GARAGE PLUS WRAP AROUND GARDEN

Set along a quiet no-through road, this impressive single-storey home offers over 2,000 sq ft of beautifully maintained accommodation and is available with no onward chain—making it a must-see for discerning buyers. Enjoying a peaceful setting, the property has been lovingly cared for over many years and immediately impresses with its sense of space, quality, and comfort from the moment you step inside.

A standout feature of this substantial single-storey property is the excellent level of care it has received in recent years, complemented by impressive energy efficiency, with benefits including a recently installed boiler, solar panels, full double glazing throughout, and complete loft insulation.

The well-planned layout comprises a welcoming porch and spacious entrance hall, generous living room, separate dining room, fitted kitchen with adjoining utility, and four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while all bedrooms feature fitted wardrobes. A modern shower room and separate WC complete the internal accommodation.

Externally, the property continues to impress with a large driveway providing ample parking, a detached double garage, and a beautifully





stocked rear garden that wraps around the home—ideal for enjoying outdoor living in privacy.

#### 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 G

EPC Rating - B

#### DISCLAIMER

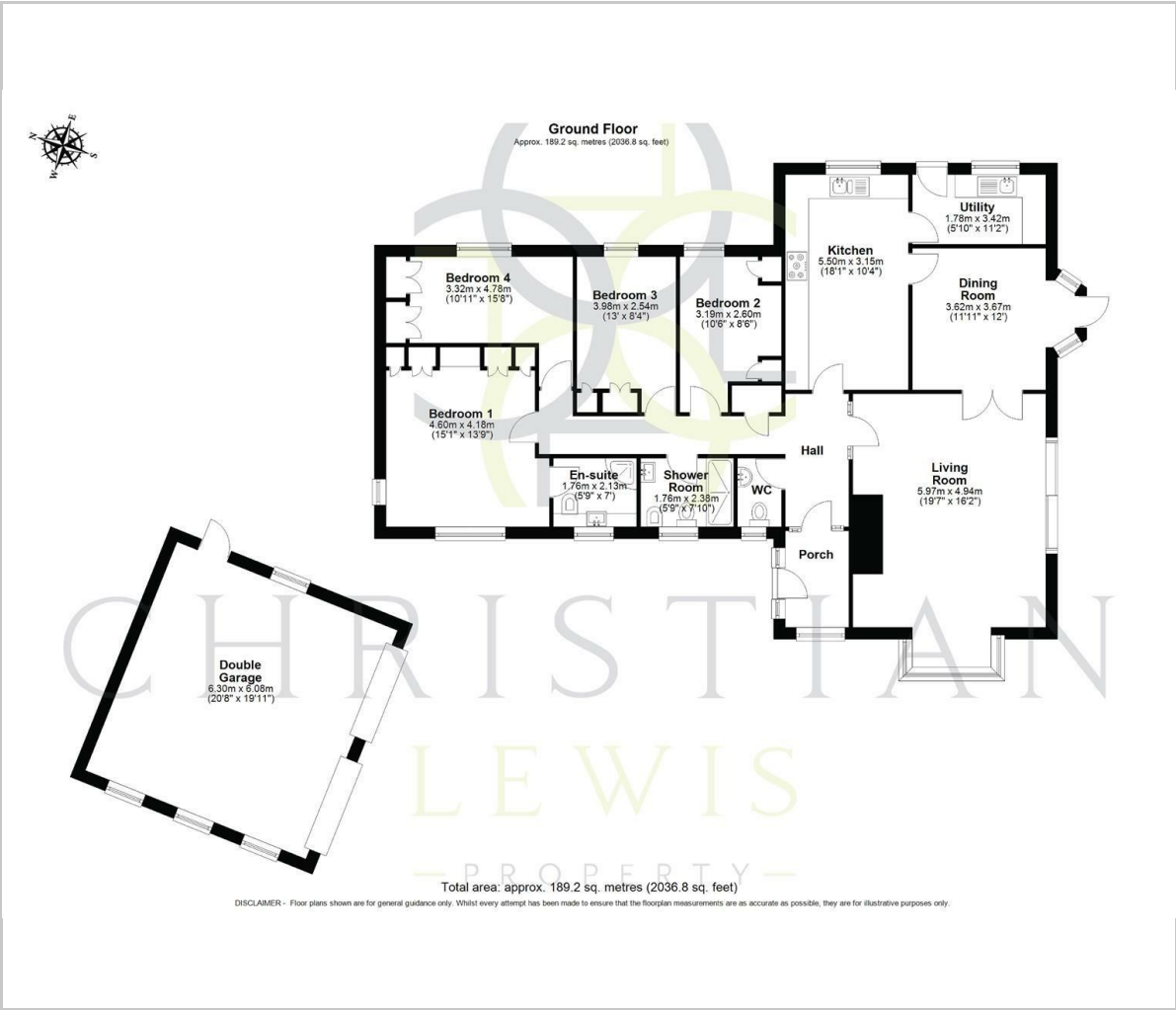
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



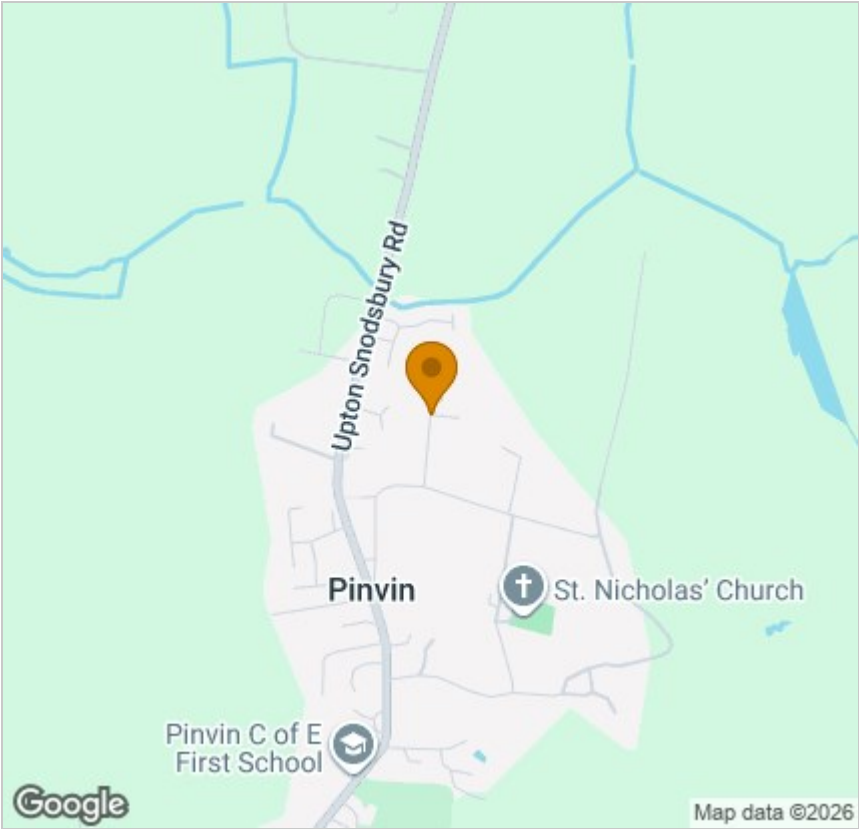
Viewing

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

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Area Map



Energy Efficiency Graph

