

# 5 Parker Close

Pinvin, Worcestershire



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Pinvin, Worcestershire, WR10 2DN

*“Built in 2019, this immaculately presented & “B” rated energy efficient four bedroom detached property located in the village of Pinvin close to the Georgian riverside market town of Pershore.*

- An immaculately presented four bedroom detached property
- Highly energy efficient “B” rated home
- Constructed in 2019
- Living room with bay window
- Spacious contemporary kitchen, dining & snug with a range of integral appliances
- Utility room
- 3 double bedrooms, 1 single & Master to en-suite
- Beautifully landscaped rear garden with entertainment spaces
- Garage & electric car charging point

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Constructed in 2019, this immaculately presented & “B” rated energy efficient four bedroom detached property comprises a spacious contemporary kitchen, dining & snug, utility room, downstairs cloakroom, ensuite to master bedroom, electric car charging point and a garage, located in the village of Pinvin close to the Georgian riverside market town of Pershore.

The accommodation comprises an entrance hall, cloakroom, storage cupboard, living room with a bay window, a spacious contemporary kitchen, dining & snug with French doors to the rear garden and a kitchen area having a range of integral appliances including a gas hob, extractor fan, electric oven, fridge / freezer and dishwasher, and a utility room with space for two undercounter appliances and a glazed door to the side of the property.



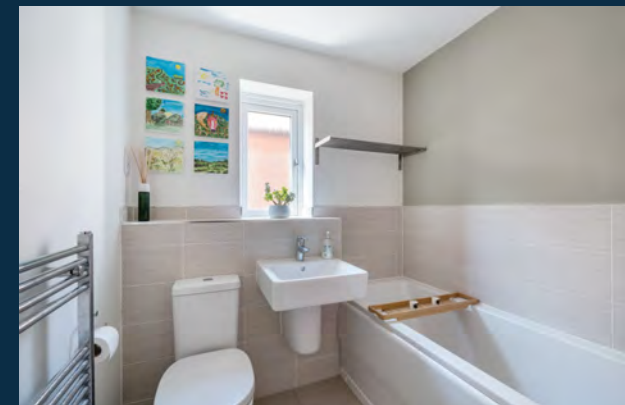
To the first floor is a landing area with access to the airing cupboard, master bedroom & a contemporary en-suite shower room, three further bedrooms (two doubles & one single), and a contemporary family bathroom.



The village of Pinvin lies to the north of Pershore and has facilities including a church, parish hall and a First School, and is a few minutes' drive away from the main town of Pershore.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Pershore train station or the newly constructed Worcestershire Parkway Station provide links directly to London Paddington, or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are the historic market town of Evesham, Cheltenham & Worcester.



The beautifully landscaped, part walled, rear garden has a patio seating area to the rear of the property, lawn area, raised flower beds, a raised vegetable bed, an additional patio to the rear garden which is divided into a barbeque area and lounge space, with a pergola, by an additional flower bed, a garden shed to the rear of the garage and a side gate leading to the driveway and garage.

The front of the property has a small garden area with flower beds and a lawn. To the side is a driveway suitable for parking three cars, with an electric car charging point, access to the garage, and gated access to the rear garden.

The property also benefits from an outstanding “B” rated energy rating, gas fired central heating, double glazing throughout and access to high-speed broadband internet.

Tenure: FREEHOLD

EPC Rating: B

Local District Council: Wychavon

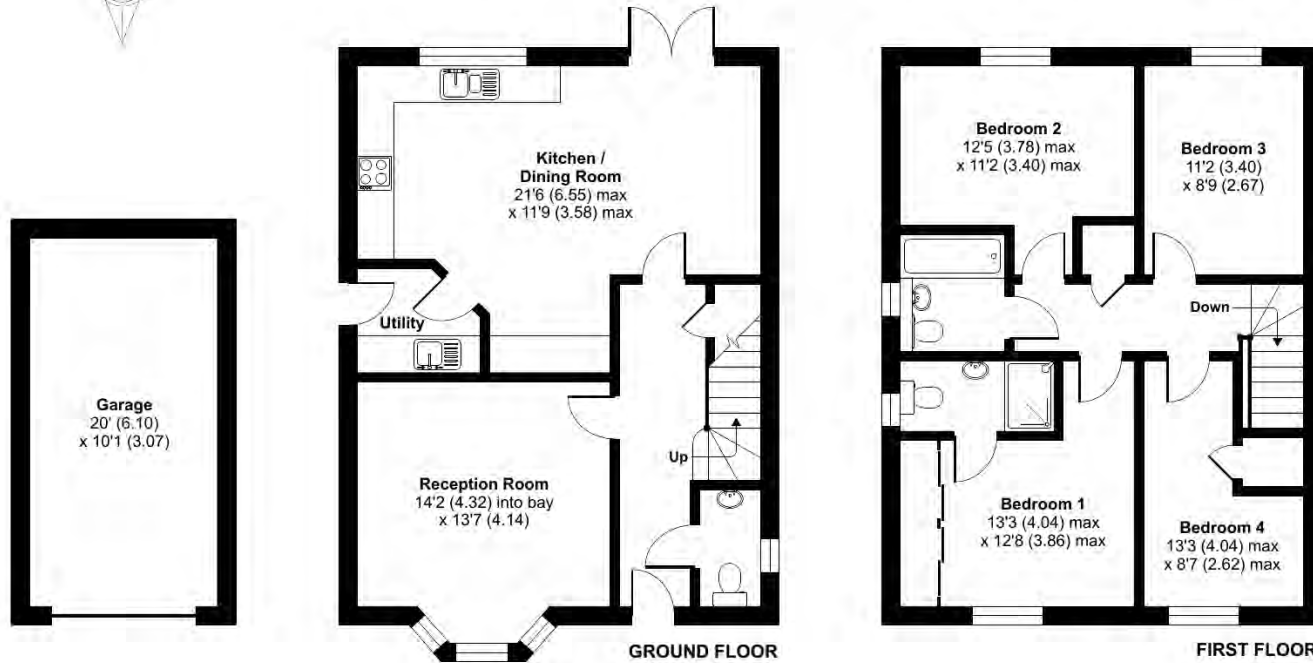
Council Tax band: E





# Parker Close, Pinvin, Pershore, WR10

Approximate Area = 1291 sq ft / 119.9 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Total = 1494 sq ft / 138.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdiccom 2023. Produced for Jason Jones & Associates, REF: 1020139



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