

12 Avon Drive

Eckington, Worcestershire



JONES &
ASSOCIATES

BESPOKE ESTATE AGENCY

I2 Avon Drive

Eckington, Worcestershire,
WR10 3BU

A beautifully presented four double bedroom extended detached property with a ground floor double bedroom, suitable for an annex, four reception rooms, master bedroom with en-suite shower room, located on a generous plot of 0.23 acres with private parking for numerous vehicles and situated in the highly sought after Worcestershire village of Eckington.

- Four double bedroom extended detached property.
- Beautifully presented.
- Ground floor double bedroom - suitable for an annex.
- Master bedroom with en-suite shower room.
- Fitted kitchen & a spacious utility room.
- Downstairs cloakroom.
- Four reception rooms.
- Double glazed.
- Gas central heating.
- Generous plot of 0.23 Acres.
- Highly sought after village of Eckington.



The accommodation comprises of an entrance porch, hallway, living room with a bay window and a recessed log effect gas fire, dining room with an opening into the garden room, which enjoys beautiful views of the rear garden, and bi-fold doors to the outside dining area, fitted kitchen with access to a spacious utility area and a cloakroom, a reception room with access to the ground floor double bedroom which also includes a shower & wash basin. The combination of the reception room and this bedroom could be utilized as an annex to the property.

To the first floor is a landing area, a master bedroom with built-in twin wardrobes and an en-suite shower room, two further double bedrooms, both with built-in wardrobes, and a family bathroom.

The property also benefits from mains gas fired central heating and double glazing throughout and is within the catchment area for Bredon Hill Academy and Prince Henry's Academy high school.



The property has a well presented rear garden which is completely fenced having a patio area to the rear of the property with a full length retractable awning, a path leading to an additional seating area and garden pond, spacious lawn area, mature borders, and to the rear of the garden is a vegetable garden and a greenhouse.

The front of the property is extensive, having a lawn and various parking areas for numerous vehicles.



Eckington is a sought-after Bredon Hill village situated midway between Pershore and Tewkesbury. Local amenities include a village shop, first school, church, and two public houses. With the River Avon nearby, the area is well known for its boating, fishing and walking.

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 provides 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.



- Tenure: FREEHOLD
- EPC Rating: D
- Local District Council: Wychavon
- Council Tax band: D

Jones & Associates are a Pershore based bespoke estate agency partnered with Keller Williams, the largest real estate company in the world. We are also members of the National Association of Estate Agents - Jones & Associates, The Barn, 36 High Street, Pershore, WR10 1DP.

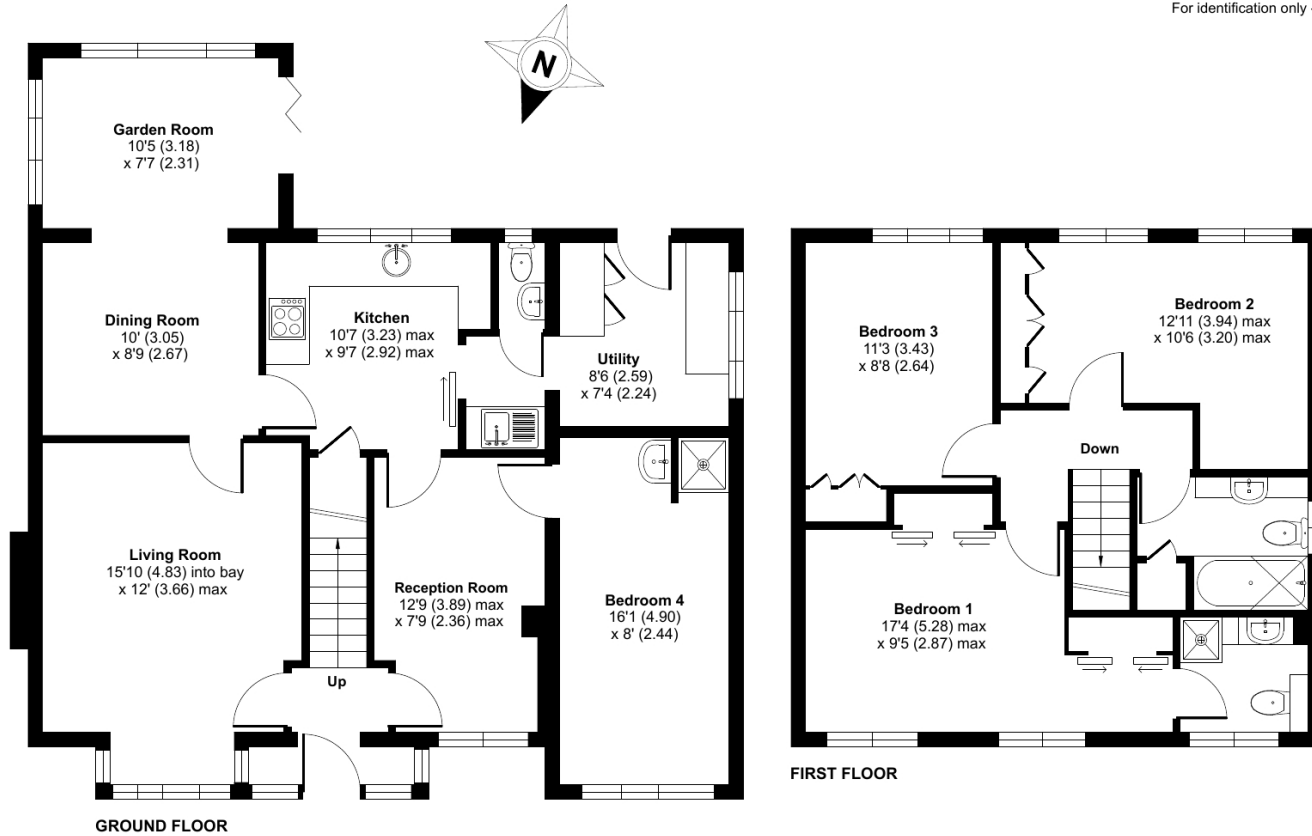




Avon Drive, Eckington, Pershore, WR10

Approximate Area = 1393 sq ft / 129 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). © nitchecom 2022. Produced for Jason Jones & Associates. REF: 888295



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		