



IRRAFON

Manor Road | Eckington | Pershore | Worcestershire | WR10 3BH

HUGHES **HS** SEALEY

Welcome to...

IRRAFON

Welcome to Irrafon, a four-bedroom detached family home, offered for sale with no onward chain, located along this highly sought after road, in this very popular village. At a stage where one can apply their own stamp to the property, the home benefits from two formal reception rooms, spacious conservatory, and a modern kitchen/breakfast room. Add in an en suite shower room to the master bedroom, a mature rear garden, driveway parking and a double garage and you begin to understand why this property comes with such a high recommendation to view.

Located within the village of Eckington is a village shop, two public houses, a renowned bridge, church, primary school, cricket and football clubs and village hall. The home is also positioned within good driving distance all of major towns to include, Cheltenham, Evesham, Pershore and Tewkesbury with all offering a wealth of independent and national shops to peruse. Train services are available at Pershore and Worcester Parkway (8 miles) with trains to London Paddington, the north and south and the larger centre of Birmingham is within comfortable driving distance. Furthermore, access to M5 and M50 motorways are also obtained within a 10-15-minute drive. Returning to the property, the home enjoys a spacious and central entrance hall which gives access to all the ground floor rooms which include a cloakroom and two formal reception rooms, these being a large living room and dining room. The living room runs front-to-back and at the head of the room, French doors lead into the spacious conservatory.

Completing the ground floor is a modern kitchen/breakfast room offering a wealth of fitted units, whilst allowing space for freestanding units.

Upstairs are the four bedrooms comprising three double bedrooms, master with en suite shower room and fitted wardrobes, a further single bedroom and finally a three-piece family bathroom.









Explore outside...

IRRAFON

Externally, the home benefits from driveway parking for three/four cars which in turn leads to the attached double garage, enjoying light and power. To the rear is an enclosed and mature garden enjoying a paved terrace, lawns, sunken pond and mature flower beds.

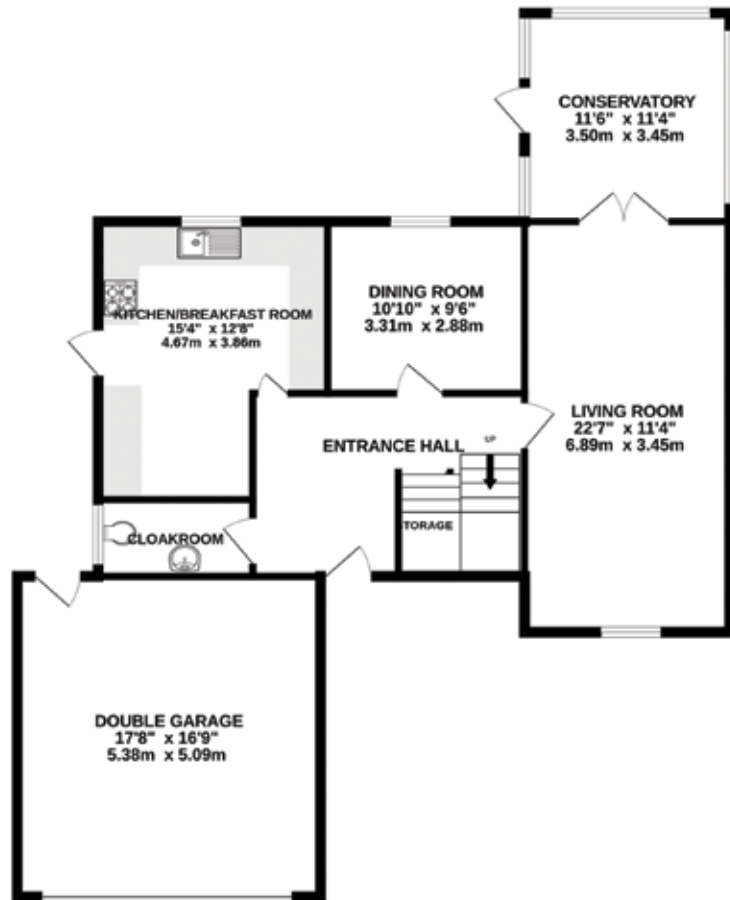
- Four-bedroom detached family home, offered for sale with no onward chain
- Located in this highly desirable village, enjoying a wealth of local amenities
- Driveway parking for three/four cars – leading to attached double garage
- Spacious entrance hall leading to all ground floor rooms
- Spacious living room, dining room, conservatory and kitchen/breakfast room
- Master bedroom with fitted wardrobes and three-piece en suite shower room
- Two further double bedrooms, once single bedroom and family bathroom
- Enclosed rear garden offering paved seating area, lawns and sunken pond
- At a stage where one could apply their own mark to the property
- A property that comes with a high recommendation to view

DIRECTIONS

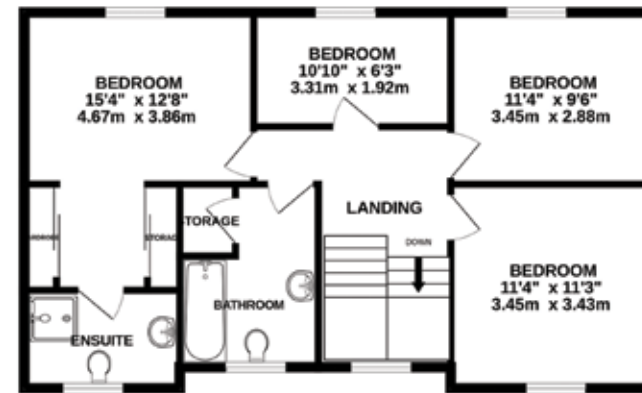
To locate the property, please enter the following postcode: WR10 3BH. The property can be identified by our For Sale sign.



GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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