



5 WESTCOTT WAY
Persore | Worcestershire | WR10 1RH

HUGHES **HS** SEALEY

Welcome to... 5 WESTCOTT WAY

Welcome to Number 5 Westcott Way, a five-bedroom detached family home, located on this ever-popular development, offered for sale with no onward and presented to the market in good decorative order.

Internally the home enjoys a welcoming and spacious entrance hall which gives access to all ground floor rooms which include a living room, located to the front of the home, a kitchen/dining room which runs across the rear of the property and has French doors giving access to the rear garden and finally, a cloakroom and separate utility room.

Upstairs are five bedrooms with the master bedroom benefitting from a three-piece en suite shower room. Completing the upstairs is the modern, family bathroom.

Externally to the front is a double width driveway leading to the single garage whilst to the rear is an enclosed, lawned garden.

LOCATION

The property is perfectly positioned close to Pershore town centre, which is famed for its elegant Georgian architecture and magnificent Abbey. The town offers many amenities including a large undercover market, supermarkets, eateries, traditional pubs, many popular

salons, doctors' surgery, and dentists. There are variety of schools for all ages, including Pershore High School, which was rated 'Good' in the latest Ofsted Report and is just a few hundred yards away.

Pershore railway station offers direct routes to London Paddington, Oxford, Reading and more, whilst the M5 at Worcester (J7) is 6 miles away.

KEY FEATURES

- A five-bedroom detached family home, built in 2015
- Located on this ever popular development
- Offered for sale with no onward chain
- Double width driveway leading to single garage
- Enclosed rear garden, predominately laid to lawn
- Entrance hall, living room and kitchen/dining room
- Utility and cloakroom complete the ground floor accommodation
- Master bedroom with en suite, three further bedrooms and family bathroom

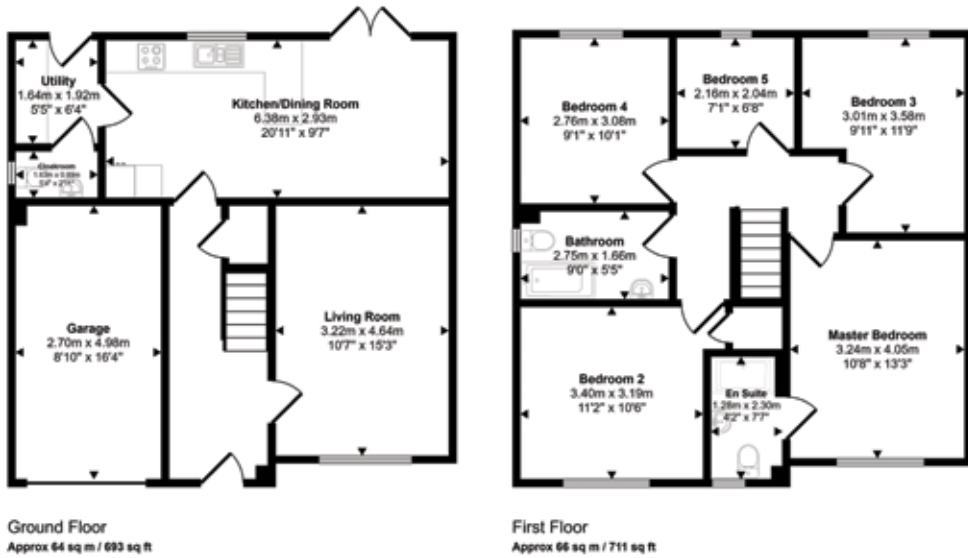
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR10 1RH. Upon arrival, the property can be identified by our For Sale sign.





Approx Gross Internal Area
131 sq m / 1405 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	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 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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