



ST ANNES

Back Lane | Great Comberton | WR10 3DP

HUGHES **HS** SEALEY

# Welcome to... ST ANNES

Welcome to St Annes, a wonderful three, double bedroom detached bungalow, located in this highly sought after Worcestershire village. Having been recently refurbished throughout, to a super specification, the property is one that can be moved into and enjoyed from the first moment of ownership. Enjoying a wealth of internal accommodation, the property further benefits from driveway parking, an attached single garage and a mature garden that encloses the home and it is because of the above, that this property comes with such a high recommendation to view.

Internally, the property features a central entrance hall which leads to all rooms. The living room is a lovely size and has sliding doors leading to the rear terrace, whilst providing a focal point to the room is a log burning fire, which

is inset to the chimney breast.

The kitchen/dining room is well proportioned with the kitchen enjoying a wealth of fitted units. Enjoying plenty of natural light from the double aspect windows, there is space for an array of freestanding appliances whilst the room further benefits from a breakfast counter and bi folding doors leading to the conservatory. A further glazed door leads through to the utility room.

The three double bedrooms are all a good size with the principal bedroom benefiting from mirror fitted wardrobes and a three-piece, en suite shower room. Completing the internal accommodation is the three-piece family bathroom.









# Explore outside...

## ST ANNES

Externally, to the front is a driveway that allows for off road parking for multiple vehicles which in turn leads to the attached single garage, which benefits from light and power. To the side and rear of the property is the mature garden which features a large, paved terrace, ample lawns and well stocked beds which within is a good selection of plants and shrubs. Finally, within the garden is a detached summerhouse/home office which is fully insulated and benefits from light and power.

### LOCATION

The village is located at the foot of Bredon Hill, within the National Landscape and is a village which consists of many delightful properties, a village hall and Saint Michael's Church. The River Avon is nearby with the area well known for boating, fishing and walking. There is also direct access onto the Bredon Hill via a bridleway. The village is also well served by a network of footpaths giving direct access to the hill, the river Avon, adjacent villages and surrounding countryside.

The market town of Pershore provides high street shopping facilities and a supermarket together with an indoor market and leisure complex. The Avon runs to the east of the town allowing scenic walks and leisure pursuits. There are two medical centres, a hospital and a town library along with excellent educational facilities within the area.

Pershore train station or 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 and Worcester.

### KEY FEATURES

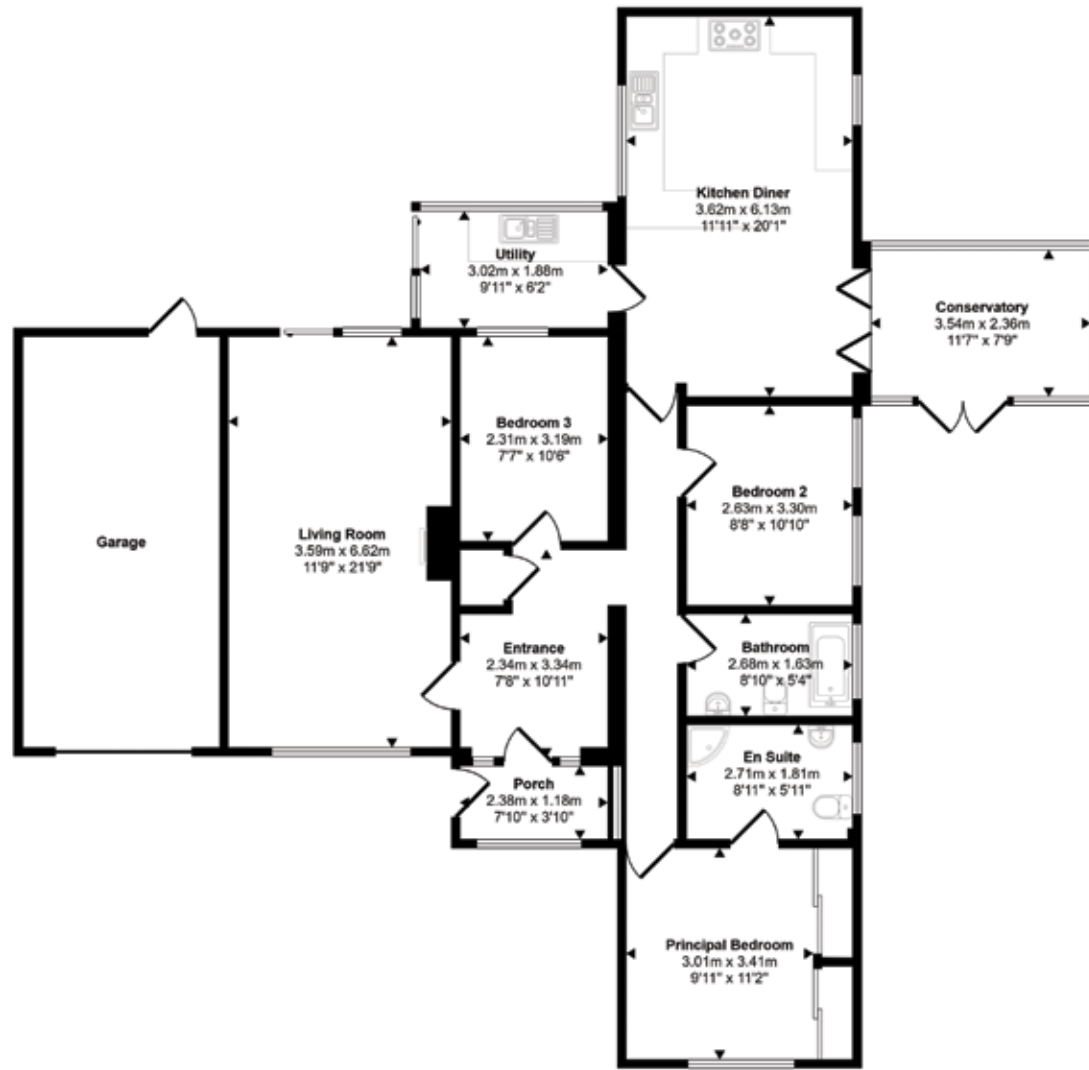
- A wonderful, three-bedroom bungalow, located in this highly sought after village
- Having been recently refurbished, the property is ready to move into and enjoy
- Driveway parking for multiple vehicles, leading to attached single garage
- Living room with log burning fire and sliding doors leading onto the rear terrace
- Kitchen/dining room. Kitchen enjoying a wealth of fitted units. Bi folding doors to conservatory
- Principal bedroom with mirror fitted wardrobes and three-piece, en suite shower room
- Two further double bedrooms and three-piece, family bathroom
- Completing the accommodation is the entrance porch, hallway, and utility room
- Enclosed rear garden enjoying a large terrace, lawns and detached summerhouse/home office
- Internal viewings recommended

### DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR10 3DP. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area  
154 sq m / 1662 sq ft



Floorplan  
Approx 146 sq m / 1571 sq ft



Home Office  
Approx 8 sq m / 91 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		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

		79 C	54 B
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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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