



117 Westcott Way, Pershore
Pershore

Guide Price **£350,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



117 Westcott Way

Pershore

- Modern Three Bedroom Detached Home in a Popular Pershore Development
- Spacious Triple Aspect Reception Room with French Doors to the Rear Garden
- Contemporary Open Plan Kitchen/Diner with Generous Dining Space
- Principal Bedroom with Triple Aspect Windows and Private En Suite Shower Room
- Practical Separate Utility Room with Direct Access to the Rear Garden
- Private Off Street Parking with the Additional Benefit of a Detached Store Room
- Separate Garden room, Ideal for a Home Office, Hobby Room or Relaxation Space
- Established Rear Garden with Attractive Seating and Planted Areas
- Energy Efficient Solar PV Panels, FTTP Broadband and Air Conditioning to Selected Rooms
- Convenient Pershore Location with Excellent Access to Local Amenities and Transport Links

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A



A well-proportioned three-bedroom detached home, built in 2022 and positioned within a modern residential development in Pershore. The property offers a particularly practical layout with a generous triple-aspect reception room, open-plan kitchen/breakfast room, separate utility and ground-floor cloakroom. Upstairs are three bedrooms, an en-suite shower room and family bathroom. Outside, the property has off-street parking, store room, separate garden room and an established rear garden. Further features include solar PV panels, FTTP broadband and air conditioning to selected rooms.

The front door opens into a central entrance hall, with the staircase rising to the first floor and doors connecting the principal ground-floor rooms.

To one side is the kitchen/diner, a substantial open-plan space measuring approximately 18'5" x 9'5" (5.61m x 2.87m). The kitchen is fitted with a range of contemporary white units arranged around generous work surfaces, with an inset granite sink beneath a rear-facing window, integrated oven and gas hob with extractor above. A peninsula provides further preparation and storage space while helping to define the kitchen from the dining area.

There is ample room for a dining table at the front of the room, where a broad window provides good natural light. The overall arrangement creates a sociable everyday living space, with the kitchen and dining areas remaining clearly defined while being naturally connected.

Adjoining the kitchen is a useful utility room, approximately 6'2" x 5'2" (1.88m x 1.58m), with space for laundry appliances, together with a glazed external door providing direct access to the rear garden.





Across the hall, the reception room measures approximately 18'6" x 10'1" (5.63m x 3.08m). Its length provides considerable flexibility for arranging sitting furniture, while windows to two elevations bring natural light into the room. Glazed double doors open directly onto the rear garden, creating a useful connection between the main living space and outside during the warmer months.

The room is comfortably large enough to create distinct seating areas if desired and, together with the kitchen/diner, gives the ground floor a good balance between sociable open-plan accommodation and a separate main reception space.

On the first floor, a central landing connects three bedrooms, the family bathroom and useful storage.

Bedroom one is the largest of the three, measuring approximately 18'5" x 10'5" (5.62m x 3.17m), with space for a large bed together with substantial freestanding bedroom furniture. Windows to three elevations provide natural light, while the room also benefits from its own en-suite shower room. The en-suite is fitted with an enclosed shower, WC and wash basin, with tiled finishes and a heated towel rail visible in the photographs.



Bedroom two measures approximately 10'8" x 8'5" (3.25m x 2.57m) and accommodates a double bed plus additional furniture. Bedroom three measures approximately 9'2" x 7'6" (2.80m x 2.29m). Its proportions make it suitable as a single bedroom, nursery or dedicated home office, depending on requirements.

The family bathroom is fitted with a bath with shower over and glazed screen, WC and pedestal wash basin. Tiling surrounds the principal wet areas and a window provides natural light and ventilation.

Outside, the house has an attractive modern appearance combining rendered and brick elevations beneath a tiled roof. Established hedging provides definition to the frontage, while solar PV panels are fitted to the front roof slope.

Off-street parking is available for 3 vehicles alongside the house, leading to a detached storeroom.

The rear garden has been thoughtfully arranged to provide an attractive, relatively low-maintenance outside space. Paved and block-paved areas provide space for seating and circulation, while the central garden incorporates gravel, bark and established planting, including a varied selection of shrubs and flowering plants. The garden has access to a is enclosed on two sides by a high brick wall, with fencing and gated access to the driveway.

The well-constructed garden room is located beyond the storeroom, measuring approximately 9'10" x 7'11" (2.99m x 2.41m). It provides useful additional space that could be used for hobbies, relaxing or storage.





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 Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horse racing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping cen



Westcott Way, Pershore, WR10

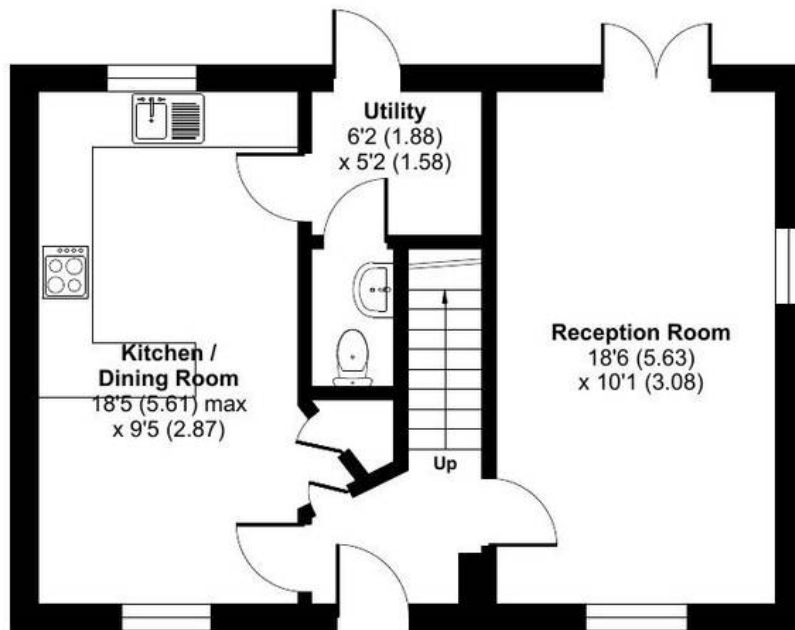
Approximate Area = 984 sq ft / 91.4 sq m

Garage = 64 sq ft / 5.9 sq m

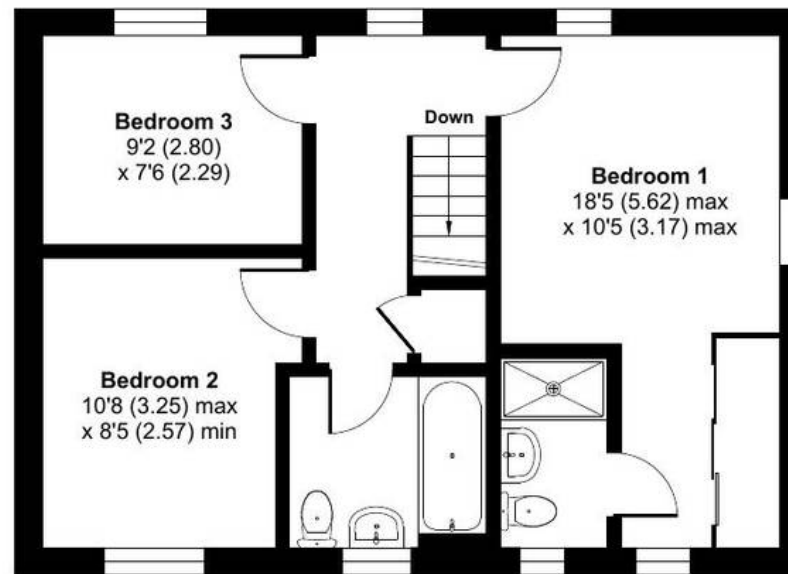
Outbuilding = 78 sq ft / 7.3 sq m

Total = 1126 sq ft / 104.6 sq m

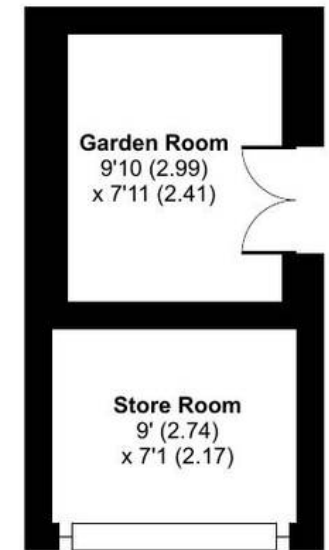
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jason Jones & Associates. REF: 1502732

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