

38 Allesborough Drive, Pershore

Guide Price **£375,000**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

38 Allesborough Drive

Pershore

Situated in a popular residential area of Pershore, this detached family home offers well-proportioned accommodation, together with a generous rear garden, conservatory and a detached garage.

The ground floor provides a welcoming entrance hall leading through to a comfortable lounge, which flows into a separate dining room, creating a practical layout for both everyday family life and entertaining. The kitchen is fitted with a range of storage cupboards and work surfaces, with a useful adjoining utility room providing additional space for laundry and household appliances. A pantry offers further storage, while a separate study provides an ideal space for home working. There is also a ground floor cloakroom for added convenience.

To the rear, the conservatory enjoys views across the garden and provides an additional reception area, ideal for relaxing or enjoying the garden throughout the seasons.

Upstairs, the first floor offers three bedrooms, including two well-proportioned double rooms and a further bedroom, alongside a family bathroom.

Outside, the property benefits from a generous driveway providing ample off-road parking and access to a detached garage. The enclosed south facing garden is a particularly attractive feature, offering a combination of lawn, established planting and paved seating areas, with the conservatory opening directly onto the garden to create a lovely connection between indoor and outdoor living.

Pershore is a popular market town offering a range of independent shops, supermarkets, cafés,









38 Allesborough Drive

Pershore

An appealing detached home offering generous living space, useful additional rooms and a well-established garden, ideally suited to families, professionals or buyers seeking a versatile home in a popular Pershore location.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- South Facing Garden
- EPC Rating: D Potential: C
- Three-bedroom detached family home
- Fitted kitchen with adjoining utility room and pantry
- Separate study, ideal for home working
- Detached garage
- Well presented throughout
- Conservatory overlooking the rear garden

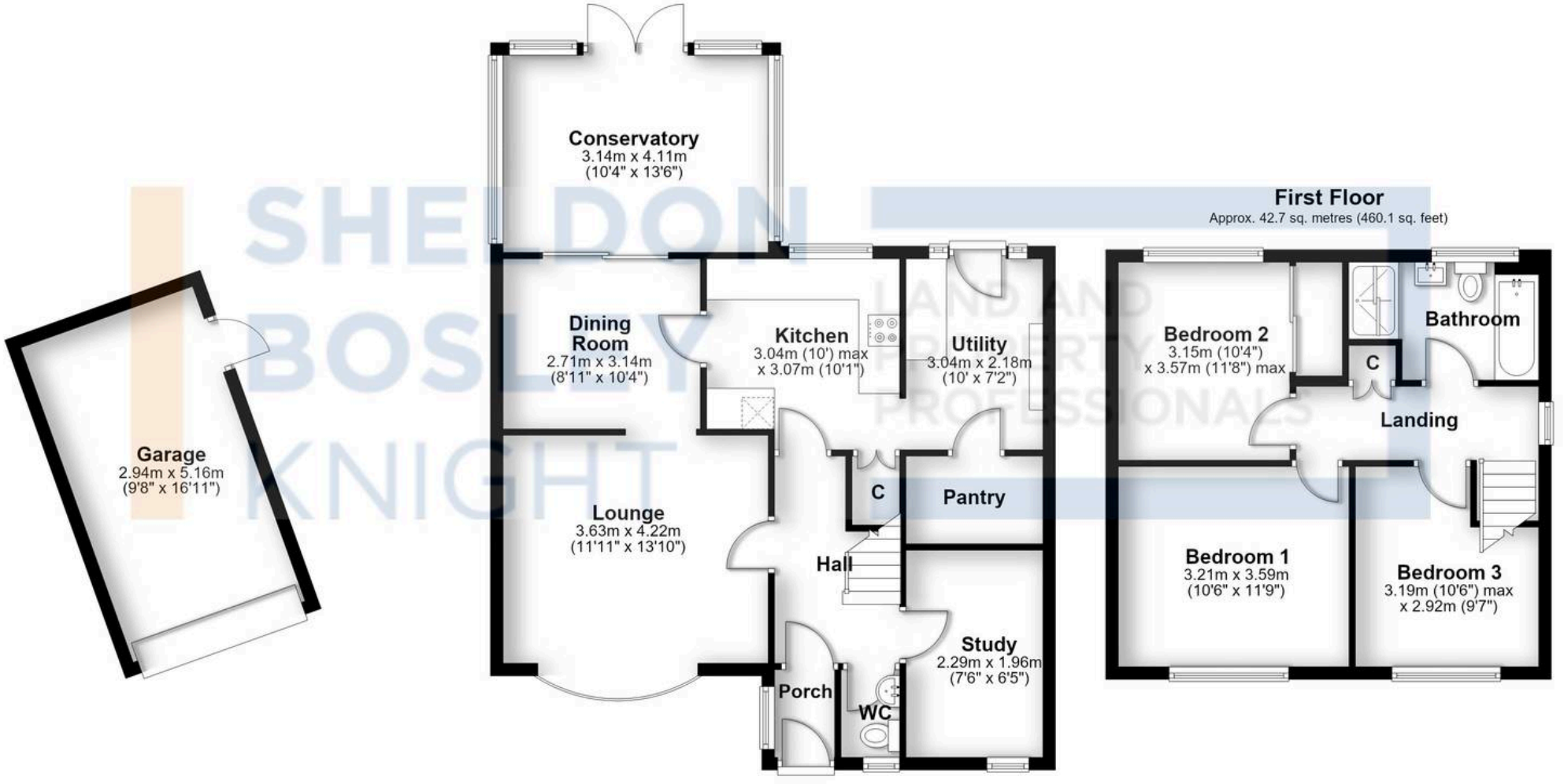





EPSON



Ground Floor
Approx. 87.1 sq. metres (938.1 sq. feet)



SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

Total area: approx. 129.9 sq. metres (1398.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Evesham & Pershore

Sheldon Bosley Knight, 1 Bridge Street, Evesham - WR11 4SQ

01386444900

eveshamsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/

Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.