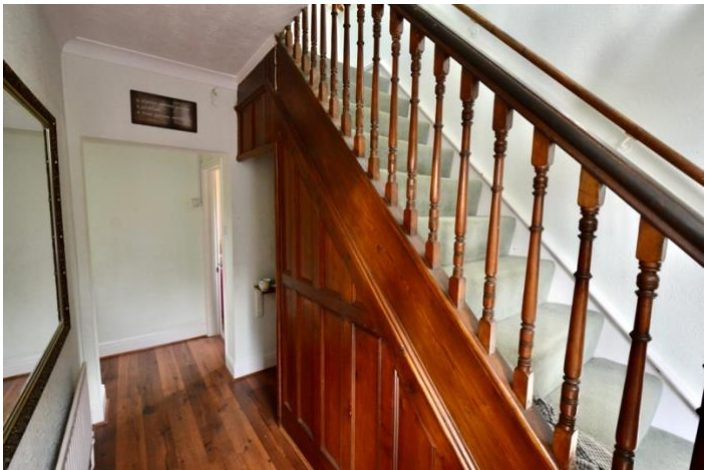




◆ LABURNUM VILLA ◆ 45 BRETORTON ROAD ◆ BADSEY ◆ WR11 7XQ ◆
◆ GUIDE PRICE £485,000 ◆



- DETACHED TRADITIONAL HOME
- CHAIN FREE
- SPACIOUS
- CHARACTER FEATURES
- DUAL ASPECT KITCHEN DINER
- THREE RECEPTION ROOMS
- LARGE CONSERVATORY
- FIVE BEDROOMS
- THREE BATHROOMS
- PRIVATE GARDEN
- OFF-ROAD PARKING
- CELLAR



ABOUT THE PROPERTY...

A **CHAIN FREE** handsome detached double fronted traditional five-bedroom three-bathroom family home with three reception rooms and large conservatory. Situated in the sought-after village of Badsey, the property offers spacious accommodation with character features and has a useful cellar.

The front door opens into a hallway with wood panelled staircase to the first floor and access to the cellar beneath the stairs. The two main reception rooms are at the front of the property, and both have fireplaces and bay windows. The kitchen diner is dual aspect and spans the rear of the property. It has doors to both the conservatory and the rear garden and is fitted with an extensive range of modern wall and base units and integrated appliances. On the ground floor there is also the third reception room, a useful utility room and downstairs WC.

On the first floor there are five well-proportioned bedrooms. The two main bedrooms have their own ensuite shower rooms and there is a family bathroom with bath and shower cubicle.

At the rear of the property there is off-road parking for several vehicles. The private main garden is all to the side of the property and is fenced, mostly laid to lawn and has a patio area.

ABOUT BADSEY

Badsey is a thriving community village and civil parish in the Wychavon district of Worcestershire. It lies approximately 2 miles to the East of the market town of Evesham, 4.5 miles from Broadway and about 15 miles Southwest of Stratford-upon-Avon.

Badsey has a First School and Pre-School located in the centre of the village as well as a Church, Butchers, a Spar shop (open 7 days a week) and a Post Office (located inside the Spar). Badsey is also home to two Public Houses and a thriving Sports Club and Park.



BASEMENT
205 sq.ft. (19.0 sq.m.) approx.

GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.

1ST FLOOR
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 2183 sq.ft. (202.8 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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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



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