



◆ THE HAWTHORNS ◆ 1 THE MEADOWS ◆
◆ BROADWAY LANE ◆ FLADBURY ◆ WR10 2RA ◆
◆ GUIDE PRICE £400,000 ◆



- SEMI-DETACHED FAMILY HOME
- FITTED BREAKFAST KITCHEN
- EXPANSIVE SITTING DINING ROOM WITH DOORS TO GARDEN
- DOWNSTAIRS WC
- FOUR BEDROOMS
- MASTER ENSUITE SHOWER ROOM
- ATTIC BEDROOM SUITE WITH ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING



ABOUT THE PROPERTY...

Offered **CHAIN FREE** this immaculate four-bedroom three-bathroom family home has accommodation on three levels and is situated in a highly sought-after peaceful location within the ever-popular village of Fladbury. The property has double glazing, under-floor heating on the ground floor, lovely oak doors throughout and has been completely redecorated. There is a substantial plot with off-road parking to the front and a sunny garden to the rear.

A gravel driveway and pathway lead to the front door opening into a lovely hallway with downstairs WC and stairs rising to the first floor. The kitchen overlooks the front and has an extensive range of white high gloss units complemented with granite work surfaces and splash backs. There are integrated appliances including fridge, freezer and dishwasher and a free standing rangemaster cooker. The large sitting room is to the rear and is extremely bright being dual aspect with French doors to the rear garden.

On the first floor there is a master bedroom with ensuite and built-in double wardrobes. Also, on this floor there are two further bedrooms and a family bathroom. Stairs lead from the first floor to the second floor bedroom which also has its own ensuite shower room.

To the front there is ample off-road parking but potential for further parking to both the front and the substantial side garden. The rear garden is mainly laid to lawn with a good size patio and a shed. The side garden offers excellent potential.

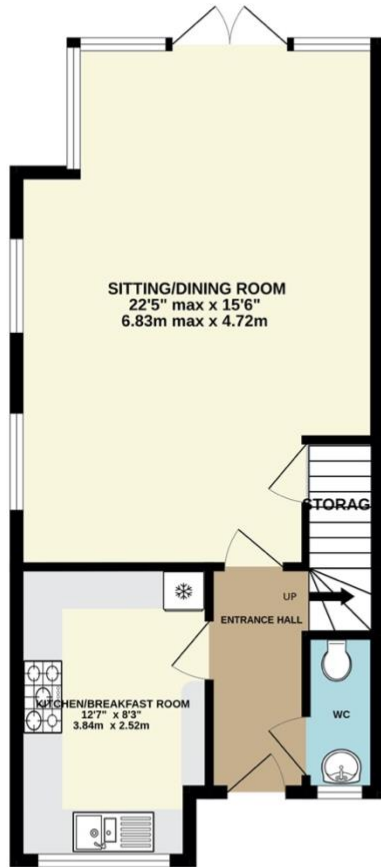


ABOUT FLADBURY...

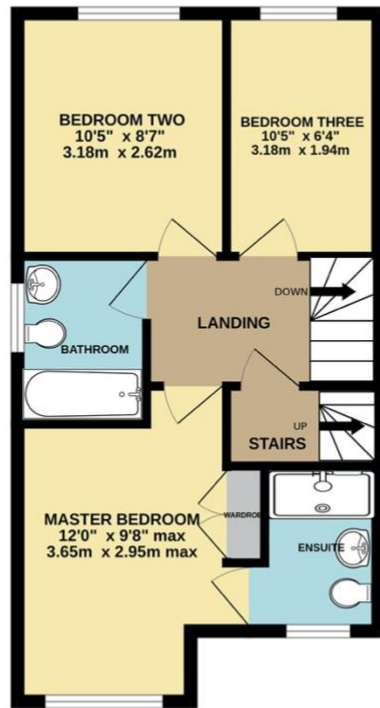
A picturesque village situated on the banks of the River Avon, Fladbury offers a range of excellent amenities from a Primary School to a Shop, a Church, an excellent Butchers renowned for award winning pies, two Public Houses and a social sporting calendar involving cricket, tennis and canoeing/bell boating.

Fladbury is well situated between the market towns of Pershore and Evesham which provide everyday shopping whilst broader shopping and services are available in Worcester, Stratford-upon-Avon and Cheltenham. Evesham Railway station is close by with excellent train links and there are good links to the M5, M40 and M42 networks.

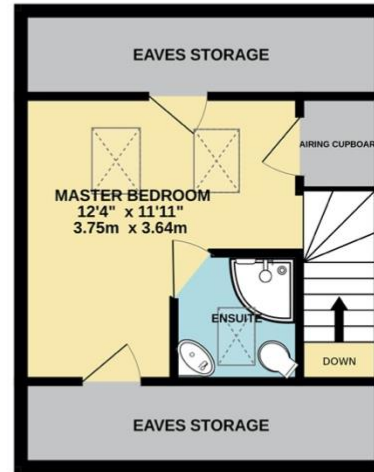
GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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