

Circus Croft, Drakes Broughton, WR10 2GB

SHELDON BOSLEY KNIGHT

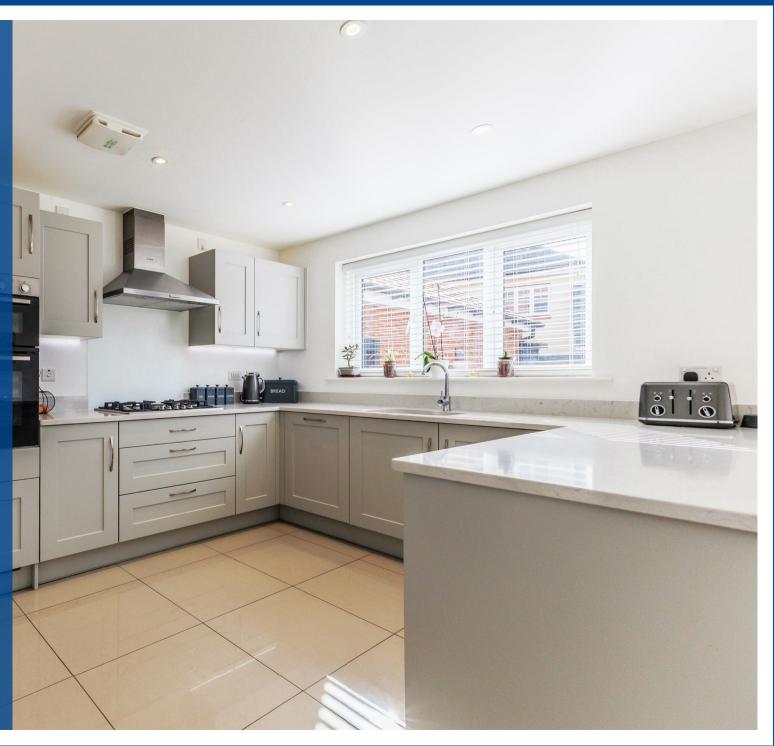
## **Property Description**

An Immaculately presented five Bedroom detached family home. Built in 2021 which benefits from the NHBC Warranty. Located in the sought after village of Drakes Broughton, with easy access to local schooling, Pershore, national road and rail networks. The property has a low maintenance south facing garden.

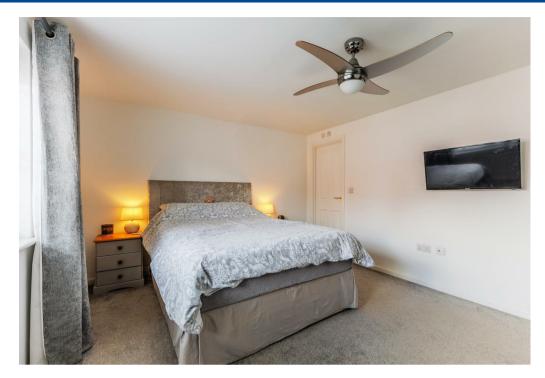
The accommodation in brief comprises:

Reception Hall
Kitchen/Dining Room
Lounge
Second Reception Room
Study
Downstairs WC
5 Bedrooms - 2 Bedrooms having an
Ensuite
Family Bathroom

Outside, to the front of the property is laid to lawn with a driveway to the side of the property with parking for two cars, with a Detached garage and gated access to the rear garden. The property also benefits from solar panels.











## **Ground Floor** First Floor Bedroom 4 Bedroom 3 Bedroom 5 3.50m x 3.86m (11'6" x 12'8") 2.67m x 3.14m (8'9" x 10'3") 2.67m x 3.08m (8'9" x 10'1") Dining Breakfast Room Bathroom Landing Garage 6.03m x 3.01m (19'9" x 9'11") Shower Room WC Shower Bedroom 2 Study 2.36m x 3.08m (7'9" x 10'1") Bedroom 1 Lounge 3.82m (12'6") max x 4.60m (15'1")

Total area: approx. 177.5 sq. metres (1910.6 sq. feet)

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

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

## **Key Features**

- A spacious, versatile & immaculately presented detached family home
- Five Bedrooms , Two with Ensuites
- Lounge, Study & Separate Dining Room
- Gas Central Heating & Double Glazing
- South Facing Garden
- Popular development location in sought after village
- Detached garage
- VIEWING HIGHLY RECOMMENDED

Guide Price £525,000

EPC Rating - B

Tenure - Freehold

Council Tax Band - F

Local Authority - Wychavon CC