



50 Shrubby Road

Drakes Broughton, WR10 2BE

Andrew Grant

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Drakes Broughton, Pershore, WR10 2BE

4 Bedrooms 2 Bathrooms 1 Reception Room

A spacious and inviting family residence situated in the sought-after village of Drakes Broughton.

- Stylish extended family home
- Sought-after village location
- Stunning fitted kitchen
- Ground floor bedroom/home office
- Ground floor shower room
- Cloakroom
- Contemporary family bathroom
- Landscaped rear garden with patio
- Driveway parking
- Integral garage

1,304 sq ft (121 sq m)





The entrance

Approaching 50 Shrubbery Road, you are greeted by a block-paved driveway leading to both the house and garage, offering ample parking space. Alongside the driveway lies a lawned garden, accentuated by a specimen tree at its centre.

Welcoming you upon arrival, an open porch adorned with inset spotlights and equipped with an EV charging point frames the front door. Stepping inside, you will discover an inviting hallway, where a staircase ascends to the first floor.



The living room

The living room offers a delightful sense of space and brightness, complemented by a large window providing a serene view of the front garden. At its focal point, a captivating living flame effect coal fire with surround, infuses the space with warmth.

Adding to the overall ambiance, wooden flooring gracefully extends throughout the space, creating a cohesive and elegant aesthetic. The strategic placement of wall lights further enhances the room's welcoming atmosphere, casting a warm and inviting glow.





The dining room

Through an archway lies the dining room, where the wooden flooring seamlessly continues. This charming space is adorned with French windows and doors that open onto the garden, offering ample natural light.

With its delightful garden vistas and ample room for a dining table and chairs, this room sets the stage for effortless entertaining and memorable gatherings.





The kitchen

The kitchen has undergone a stunning transformation, boasting a beautifully curated contemporary design. Its sleek aesthetic is enhanced by stylish wall and base units adorned with fabulous quartz countertops, offering ample space for meal preparation.

Modern convenience is ensured with integrated appliances, including a built-in electric oven, a hob with extractor and a dishwasher. Positioned in front of a window overlooking the rear garden, a charming Belfast-style ceramic sink adds a touch of character to the space.



The utility room

Accessed via the kitchen, this fabulous utility room offers ample space for an American-style fridge freezer, alongside convenient wall and base units with worktops that incorporate a sink.

With plumbing already in place for white goods, this space is perfectly equipped for handling laundry and household tasks with ease. Adding to its practicality, a door conveniently leads to the integral garage.



The bedroom / home office

The ground floor bedroom/home office epitomises versatility, offering an exceptionally adaptable space to suit various needs. With dual aspects, this room is bathed in natural light, courtesy

of windows overlooking the rear garden and additional windows and doors to the side. Wooden flooring adds warmth to the space, seamlessly blending style with practicality.



The shower room

A well-appointed shower room graces the ground floor. Complete with a low-level WC, a washbasin set atop a vanity unit and a shower cubicle. Tasteful tiling embellishes both the walls and flooring, while recessed ceiling spotlights illuminate the room.



Bedroom one

Ascending the staircase, you will discover a landing granting access to the bedrooms, family bathroom and partially boarded loft via a ladder, providing convenient storage space.

The master bedroom is a generously sized double room exuding elegance with its tasteful décor and inviting ambiance. Enhanced by a window overlooking the front, it offers a delightful outlook.



Bedroom two

The second double bedroom boasts wood-effect laminate flooring and a rear-facing window offering a wonderful view of the garden.



Bedroom three

This single room featuring wood-effect laminate flooring is perfectly suited for use as a children's bedroom or nursery. With a front-facing window, it welcomes in natural light.



The bathroom

The stylish family bathroom is a testament to modern design. Complete with a low-level WC, a washbasin set atop a vanity unit and a 'P' shaped bath equipped with a rainfall shower and a separate hand-held shower attachment, it provides a relaxing retreat for all.

Elegant tiling embellishes both the walls and floors and an obscure-glazed window not only allows natural light to gently filter into the space but also ensures that privacy is carefully preserved, creating the perfect balance between illumination and seclusion.



The garden

This fantastic south-westerly garden has been thoughtfully landscaped. Adjacent to the house, a spacious patio provides ample room for outdoor dining and entertaining, creating an inviting space for gatherings.



A few steps, flanked by walled raised beds, leads to the lawned garden beyond, offering plenty of space for recreation and relaxation. A paved pathway meanders through the garden, guiding you to the rear, while a garden shed discreetly nestled in one corner provides convenient

storage for outdoor essentials. The quality and family-friendly nature of this space are further enhanced by panelled fencing, ensuring privacy and security. For added convenience, outside power points and a tap are readily available.



Location

Nestled in the heart of Worcestershire, Drakes Broughton is a thriving village experiencing growing popularity, especially with the bustling town of Pershore just a short drive away. The village itself offers a wealth of superb amenities, catering to the needs of its residents. These amenities include a local shop complete with a Post Office, ensuring convenience for daily errands. Residents can also enjoy the services of a hairdresser and a chip shop.

For families, Drakes Broughton boasts primary and middle schools, providing quality education within the community. The village hall serves as a hub for various community events and gatherings.

Outdoor enthusiasts can explore the village's playing fields and numerous footpaths, which offer opportunities for leisurely strolls and connections with the neighbouring village of Pinvin. With its blend of amenities and community spirit, Drakes Broughton offers a delightful lifestyle for its residents.

Services

Mains gas, electricity and water.

Broadband is available at this property.

Council Tax

The Council Tax banding for this property is **Band D**

Shrubbery Road, Drakes Broughton, Pershore, WR10

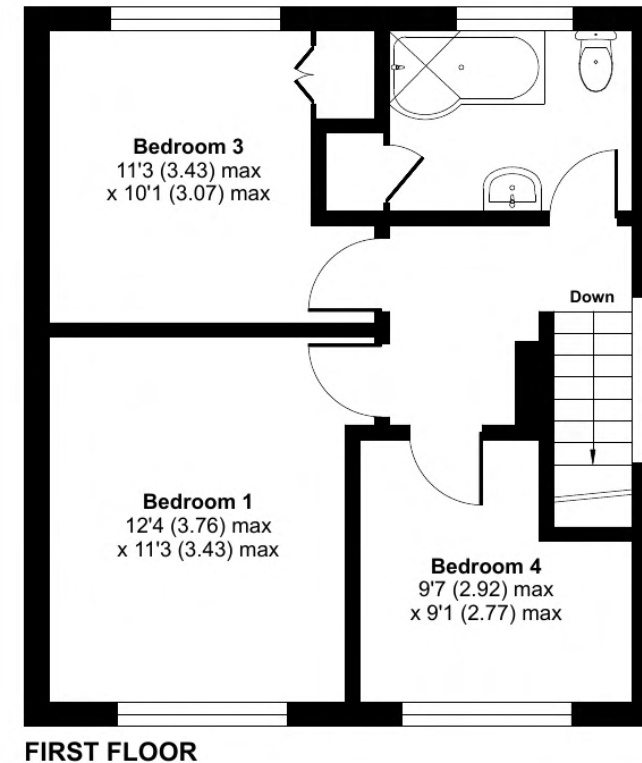
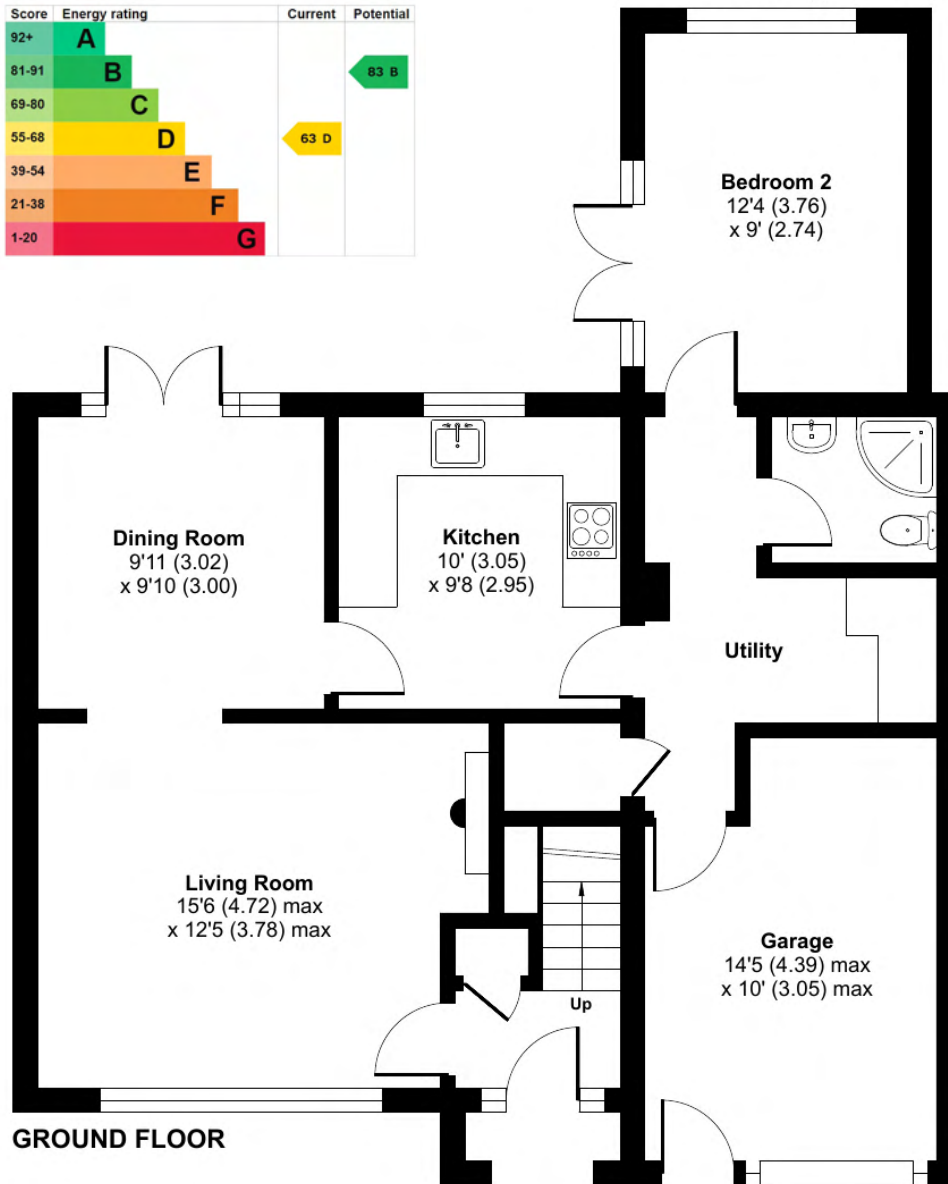
Approximate Area = 1170 sq ft / 108.6 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1304 sq ft / 121 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1111369



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