



Connells

Simons Close
Broughton Hackett, Worcester



Property Description

Connells are excited to present this stunning, four bedroom, home in the ever sought after area of Broughton Hackett, Worcestershire. If you are looking for a family home set in a countryside location, this is the property for you. With ample living space, off street parking with garage and private gardens this home is ideal for someone looking to upsize into their forever home.

Property comprises;
Ground floor - entrance hall, living room, dining room, kitchen, study and cloakroom.
First floor - master with en-suite, three further bedrooms and family bathroom.
Outside - front rear and side gardens, parking and double garage.

This home also benefits from double glazing and LPG gas fired central heating throughout.

Ground Floor

Entrance Hall

Double size entrance hall, giving a spacious and airy feel. Ceiling light, radiator and tile flooring.

Doors to cloakroom, study, living room, kitchen and dining room.
Stairs to first floor.

Living Room

16' 1" x 14' 8" (4.90m x 4.47m)
Rear facing windows with French Doors to outside rear, smooth ceiling coving, telephone and television points, log burner with stone hearth and mantle, ceiling light and carpet flooring.

Dining Room

10' 7" x 11' 9" (3.23m x 3.58m)
Front facing window, ceiling light, fuse box, smooth ceiling coving and carpet flooring.

Kitchen

13' 2" x 15' 3" (4.01m x 4.65m)
Rear facing window, recess spot lights and tile flooring.

Fitted kitchen comprising of:
A range of floor and base units, granite effect worktops with inset one and half bowl sink/drainer unit. eye level electric cooker, five ring gas hob with cooker hood over, integrated dishwasher & fridge/freezer unit.

Door to Utility Room.

Utility Room

Base units, space for washing machine, CH boiler, inset sink/drainer unit and tile flooring.

Door to Outside Rear.

Study

8' 8" x 8' 5" (2.64m x 2.57m)
Side facing window, ceiling light, radiator, smooth ceiling coving and carpet flooring.

Cloakroom

Front facing obscure glazed window, low level WC, wash hand basin with tile splashback and ceiling light.

First Floor

Landing

Ceiling lights, smooth coving and carpet flooring.

Doors to all bedrooms and family bathroom.

Master Bedroom

14' 3" x 10' 10" (4.34m x 3.30m)

Rear facing window, fitted wardrobes, pendant ceiling light, single panel radiator, smooth ceiling coving and carpet flooring.

Door to En-Suite

En-Suite

Side facing obscure glazed window, low level WC, wash hand basin, bidet, double shower cubicle, full size bath, light with shaver point, ceiling light, extractor fan and wood effect flooring.

Bedroom Two

11' x 11' 10" (3.35m x 3.61m)

Front facing window, pendant ceiling light, smooth ceiling coving, radiator and carpet flooring.

Bedroom Three

11' x 10' 10" (3.35m x 3.30m)

Rear facing window, pendant ceiling light, smooth ceiling coving, radiator and carpet flooring.

Bedroom Four

8' 8" x 8' 3" (2.64m x 2.51m)

Rear facing window, pendant ceiling light, smooth ceiling coving, radiator and carpet flooring.

Family Bathroom

Front facing obscure glazed window with fitted blinds, low level WC, light with shaving point, wash hand basin, panel bath with jets, double shower cubicle, single panel radiator and wood effect flooring.

Outside

Approach

This property is located in a tucked away small development with private road access to parking and garage. To the front of the property is a laid to lawn area with pathway leading to front door which is accessed via the driveway.

Rear Garden

Spacious rear and side gardens primarily laid to lawn with patio seating areas giving a private space for spending time in the sun or enjoying some gardening. Mature shrubbery borders encasing the entire property giving this home a very private and safe appeal.

Double Garage

Up and over doors, lights and power.

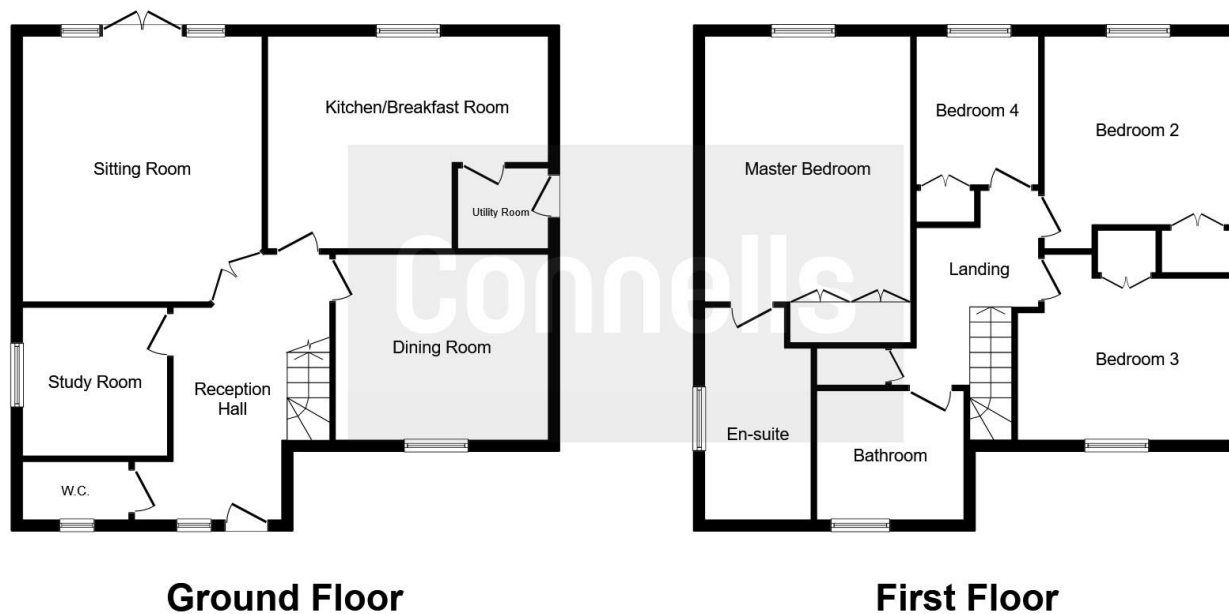
Services

All mains services except gas are connected to the property. Please note this property runs on LPG gas with a tank located in the garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC Rating: C

Tenure: Freehold

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Property Ref: WVL305013 - 0004