



Beech Avenue Drakes Broughton

£325,000

- Four bedroom semi-detached family home
- Kitchen/dining room with separate utility room
- Living room with French doors to the garden
- Separate dining room
- Master bedroom with en-suite
- Established rear garden
- Driveway with parking for three vehicles
- Sought after village location

**Nigel Poole
& Partners**

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****FOUR BEDROOM SEMI DETACHED EXTENDED PROPERTY**** Well presented and extended by the current owners. Cloakroom; kitchen/dining room and a separate utility; living room and dining room. The first floor has four bedrooms- the master with en-suite and there is a family bathroom. The block paved driveway has space for parking three vehicles. The rear garden is laid to lawn with a patio seating area, raised vegetable beds and mature planting with cherry, plum and pear trees. The village of Drakes Broughton is a thriving, communal village with a first & middle school (which feeds Pershore High School), church, village hall, two public houses and shops including a general store, hairdressers, pet shop and fish and chip takeaway. The new train station of Worcestershire Parkway at Norton is located approx 5-minute drive from the village and has direct links to Birmingham, London and Cheltenham.

Front

Block paved driveway with parking for three vehicles.

Entrance Hall

Double glazed window to the front aspect. Doors to the cloakroom, kitchen/dining room and separate dining room. Stairs rising to the first floor. Radiator.

Cloakroom 5' 6" x 2' 10" (1.68m x 0.86m)

Obscure double glazed window to the front aspect. Censor light and extractor fan. Vanity wash hand basin and low flush w.c. Tiled splashbacks.

Kitchen/Dining Room 18' 2" x 9' 7" (5.53m x 2.92m)

max

Double glazed window and door to the rear garden. Wall and base units surmounted by worksurface. One and a half sink and drainer with mixer tap. Tiled splashbacks. Integrated dishwasher, fridge and microwave. Free standing Cuisinemaster electric oven (included in the sale) with gas/electric hob and extractor fan over. Doors to the utility room and living room. Tiled flooring. Radiator.



Utility Room 5' 10" x 5' 8" (1.78m x 1.73m)

Wall and base units. Space and plumbing for appliances. Space for an American style fridge freezer. Tiled flooring. Radiator. Wall mounted gas fired combination boiler.

Living Room 15' 3" x 10' 0" (4.64m x 3.05m)

Double glazed window and French doors to the garden. Door to the under stairs storage cupboard. Radiator.



Dining Room 12' 6" x 10' 11" (3.81m x 3.32m) max

Double glazed window to the front aspect. Storage cupboards. Radiator.

Landing

Doors to four bedrooms and the airing cupboard. Access to the loft (boarded with light.)

Master Bedroom 14' 5" x 9' 7" (4.39m x 2.92m)

Double glazed window to the rear aspect. Fitted wardrobes and bedside tables. Door to the en-suite. Radiator.

En-suite 6' 9" x 5' 3" (2.06m x 1.60m)

Obscure double glazed window to the rear aspect. Shower cubicle with mains fed tower shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail.

Bedroom Two 11' 1" x 8' 5" (3.38m x 2.56m) max

Double glazed window to the rear aspect. Radiator.

Bedroom Three 10' 11" x 8' 5" (3.32m x 2.56m)

Double glazed window to the front aspect. Radiator.

Bedroom Four 10' 9" x 7' 11" (3.27m x 2.41m)

Double glazed window to the front aspect. Fitted double bed with storage below. Radiator.

Family Bathroom 6' 0" x 5' 1" (1.83m x 1.55m)

Obscure double glazed window to the rear aspect. Panelled bath with Triton electric shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Garden

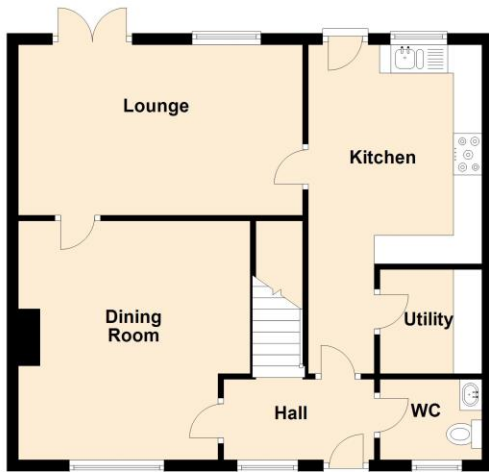
Laid to lawn with a patio seating area and planting. Raised vegetable beds and greenhouse. Cherry, plum and pear trees. Outside tap and power. Gated access to the side.



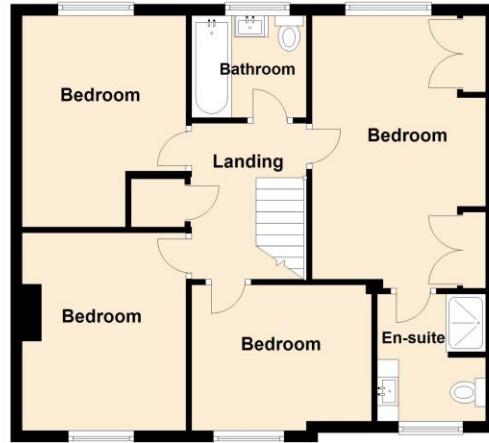
Tenure: Freehold

Council Tax Band: C





Ground Floor
Approx. 59.5 sq. metres (640.8 sq. feet)



First Floor
Approx. 59.0 sq. metres (635.2 sq. feet)

Total area: approx. 118.5 sq. metres (1276.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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