



Coppice View, Drakes Broughton

Asking price £475,000

- Detached four bed bungalow
- Living/dining room with sliding door to the wrap around garden
- Detached garage and parking for several vehicles
- Far reaching views over surrounding countryside and to Broadway Tower
- Sought after village of Drakes Broughton with amenities
- *THIS PROPERTY CAN BE VIEWED 7 DAYS A WEEK*

**Nigel Poole
& Partners**

Coppice View, Drakes Broughton

WR10 2AQ

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****DETACHED FOUR BEDROOM BUNGALOW WITH VIEWS TO SURROUNDING COUNTRYSIDE**** Entrance hall; living/dining room; breakfast kitchen with utility; four bedrooms and family bathroom. The established garden is laid to lawn with mature planting and patio seating areas. There is a detached garage and storage sheds. Driveway providing parking for several vehicles. Located in the popular village of Drakes Broughton with amenities, easy access to Worcestershire Parkway train station, motorway links and Pershore town centre.

Front

Off road parking for several vehicles, laid to lawn with mature hedges, trees and plants. External power point. Step up to the obscure double-glazed stained-glass door to the porch.

Porch 7' 3" x 5' 10" Max (2.21m x 1.78m)

Wooden obscure double-glazed door to the hall. Pendant light. Tiled flooring

Hallway 11' 9" x 24' 0" Max (3.58m x 7.31m)

Obscure glazed light tunnels. Doors leading to the living room, kitchen, bedrooms, and bathroom. Access to the part boarded loft. Loft housing the hot water tank and immersion heater.

Living/ Dining room 18' 1" x 13' 0" (5.51m x 3.96m)

Double glazed sliding door to the garden. Brick fireplace surround housing a multi fuel burner. Tv point. Pendant and wall lights. Night storage heater. Telephone point.



Kitchen 17' 0" x 10' 0" Max (5.18m x 3.05m)

Double glazed window to the side and rear aspect. Range of wall and base units with granite work top and upstand. Integrated Bosch fridge/ freezer, dishwasher, microwave. Granite breakfast dining table. Belfast style double sink and drainer with mixer tap. Space for range cooker. Extractor fan. Tiled flooring with underfloor heating.



Utility room 7' 9" x 5' 11" (2.36m x 1.80m)

Double glazed composite door to the side aspect. Range of wall and base units with granite worktop and upstand. Belfast style sink with mixer tap. Space and plumbing for a washing machine. Tiled flooring with underfloor heating.

W.C.

Obscure double-glazed window to the front aspect. Vanity hand wash basin with mixer tap. Low level w.c. Part tiled walls. Tiled flooring with under floor heating.

Bedroom One 13' 0" x 12' 2" Min (3.96m x 3.71m)

Double glazed window to the rear aspect. Built in wardrobes with sliding doors and mirror. Pendant light. Storage heater.



Bedroom Two 10' 1" x 11' 8" (3.07m x 3.55m)

Double glazed window to the front aspect. Pendant light fitting. Storage heater.

Bedroom Three 10' 0" x 10' 5" (3.05m x 3.17m)

Double glazed window to the front aspect. Pendant light. Storage heater.



Bedroom Four 9' 4" x 11' 1" (2.84m x 3.38m)

Currently being used as an office. Double glazed window to the front aspect. Storage heater.

Family Bathroom 8' 4" x 6' 6" (2.54m x 1.98m)

Obscure double-glazed window to the side aspect. Pedestal hand wash basin with mixer tap. Panelled bath with mixer tap and shower. Part tiled walls. Separate shower cubical with obscure double glass doors, fully tiled with an electric Triton shower. Ladder radiator.

Garage 18' 0" x 12' 4" (5.48m x 3.76m)

Up and over door to the front. Double glazed window to the side and rear aspect. Composite door to the side access.

Garden

Patio seating areas and laid to lawn with mature fruit trees and vegetable patch. Wooden storage sheds. Watering tap. Septic tank. Far reaching views to the countryside and Broadway Tower.

The vendor currently has bee hives in the garden. The bees are very active presently and caution must be given when viewing the garden. Any children accompanying family at viewings must be strictly supervised at all times.

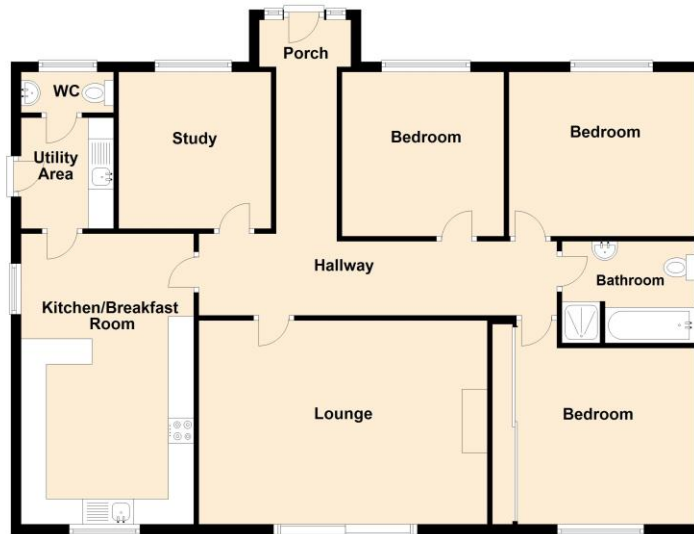
Tenure: Freehold

Council Tax Band: E

Broadband and Internet Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2AQ.

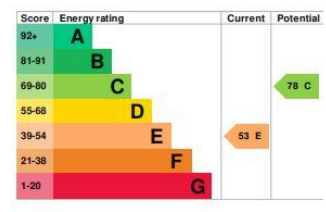




Ground Floor

Approx. 120.7 sq. metres (1299.2 sq. feet)

Total area: approx. 120.7 sq. metres (1299.2 sq. feet)



MISREPRESENTATION ACT 1991

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