



# Keepers Close, Drakes Broughton

Asking Price: £375,000

- Four bedroom link detached dormer bungalow
- Living room with open fire
- Dining room with French doors to the garden
- Breakfast kitchen also with French doors to the garden
- Ground floor bedroom and newly fitted bathroom
- Three bedrooms on the first floor the master with en-suite
- Well established rear garden
- Garage and driveway

Nigel Poole  
& Partners

# Keepers Close

Drakes Broughton

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**\*\*A BEAUTIFULLY PRESENTED FOUR BEDROOM LINK DETACHED DORMER BUNGALOW\*\*** It has one bedroom on the ground floor and a newly fitted bathroom with three further bedrooms on the first floor, the master bedroom with en-suite. Entrance hall; living room with open fire; dining room with French doors to the garden and breakfast kitchen also with French doors to the garden. The well-established South-Easterly Garden is laid to lawn with planting and patio seating areas. Garage and parking. Located in a cul-de-sac of a thriving communal village with amenities including 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

Laid to lawn with planting. Block paved driveway. Garage.

## Entrance Hall

Doors to the living room, bedroom, storage cupboard housing the gas fired Worcester combination boiler.

## Living Room 20' 7" x 12' 6" (6.27m x 3.81m) max

Double glazed bay window to the front aspect. Fireplace with an open fire. Glazed French doors to the dining room. Door to the kitchen. Two radiators.



## Dining Room 11' 10" x 10' 4" (3.60m x 3.15m) max

Double glazed French doors to the rear garden. Stairs rising to the first floor. Radiator.

## Breakfast Kitchen 15' 0" x 10' 5" (4.57m x 3.17m) max

Double glazed French doors to the rear garden. Storage cupboard and door to the ground floor bathroom. Wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Space for an oven. Extractor fan over. Integrated dishwasher and fridge. Tiled splashbacks and flooring.



## Bedroom Two 10' 4" x 9' 2" (3.15m x 2.79m)

On the ground floor. Double glazed window.

## Bathroom 7' 4" x 5' 8" (2.23m x 1.73m)

Obscure double-glazed window. Panelled bath with shower over. Vanity wash hand basin and low flush w.c. Tiled walls and flooring. Radiator.

## Landing

Doors to three bedrooms. Double glazed window.

23 High Street, Pershore WR10 1AA



### Master Bedroom 13' 4" x 10' 6" (4.06m x 3.20m)

Dual aspect double glazed windows. Vaulted ceiling. Radiator. Door to the en-suite.



### En-suite 9' 3" x 8' 3" (2.82m x 2.51m) max

Obscure double glazed window. Shower cubicle. Pedestal wash hand basin and low flush w.c. Central heated ladder rail. Vaulted ceiling.



### Bedroom Three 10' 4" x 10' 1" (3.15m x 3.07m)

Double glazed window to the front aspect. Radiator.

### Bedroom Four 11' 2" x 7' 2" (3.40m x 2.18m) max

Double glazed window to the rear aspect. Radiator. Vaulted ceiling.

### Garage 15' 6" x 8' 10" (4.72m x 2.69m)

Up and over door. Space and plumbing for appliances. Power and light. Water tap.

### South-Easterly Garden

Laid to lawn with established planting and patio seating areas. Door to the garage.

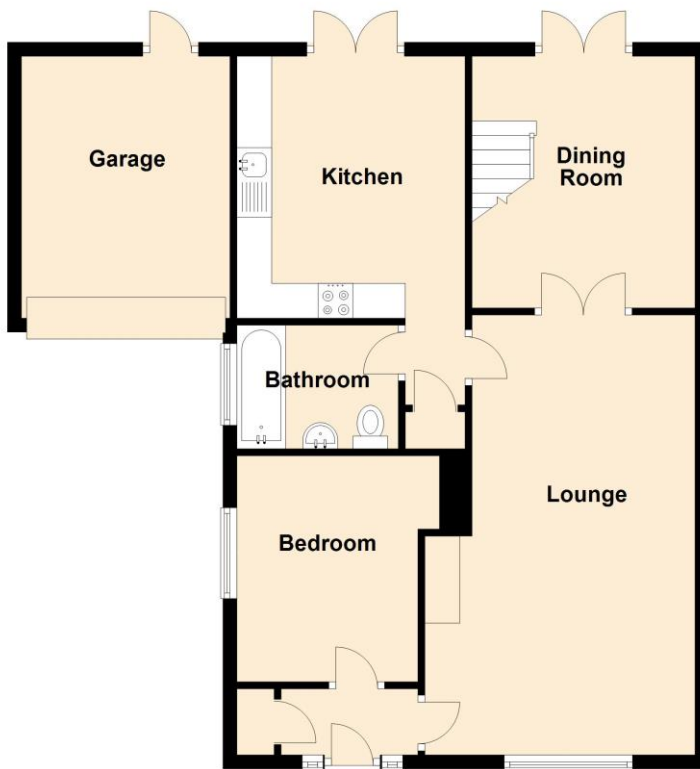
### Tenure: Freehold

### Council Tax Band: C

### Broadband and Mobile Information

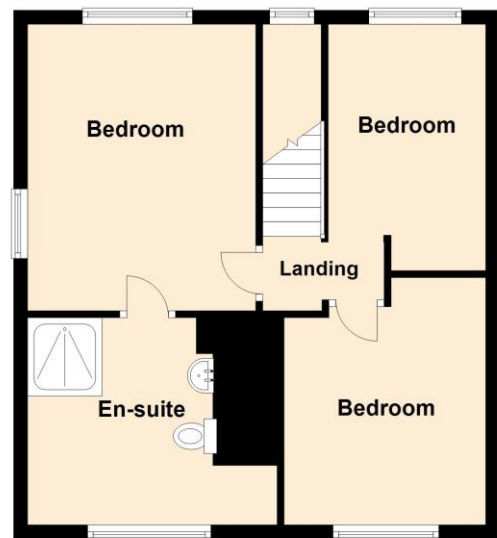
To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2BB





### Ground Floor

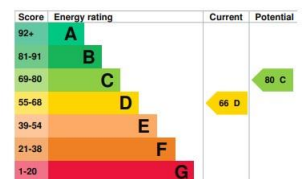
Approx. 77.8 sq. metres (837.6 sq. feet)



### First Floor

Approx. 47.3 sq. metres (509.2 sq. feet)

Total area: approx. 125.1 sq. metres (1346.9 sq. feet)



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