



The Lapwings Drakes Broughton

Asking Price: £650,000

- Four bedroom detached family home
- Triple glazed throughout
- Lounge and dining room
- Breakfast kitchen & separate utility room
- Master bedroom with dressing room and en-suite
- Family bathroom and ground floor cloakroom
- Detached double garage and parking
- Wrap around established garden
- Sought after village location with amenities
- Approx. 3.5 years remaining on the NHBC

Nigel Poole
& Partners

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****FOUR BEDROOM DETACHED FAMILY HOME WITH DETACHED DOUBLE GARAGE**** An exciting opportunity to purchase a fabulous four bedroom family home in the village of Drakes Broughton. Built in 2018, the rooms flow seamlessly and there is a lovely feeling of light and space throughout. Entrance hall; cloakroom; lounge with French doors to the rear aspect. Breakfast kitchen with integrated appliances; utility room and dining room. On the first floor there are four bedrooms – all with fitted wardrobes - the master bedroom having a dressing room and an en-suite; family bathroom. The detached double garage has an electric up and over door and the driveway has parking for three vehicles. Well-established wrap around garden with a hot tub, garden shed and a green house. This quiet cul-de-sac location is in the sought after village of Drakes Broughton within easy access to Worcestershire Parkway, Pershore train station and has excellent motorway links. Still under NHBC guarantee.

Front

Laid to lawn with a block paved driveway. Access to the detached double garage and into the rear garden.

Entrance Hall 13' 7" x 7' 3" (4.14m x 2.21m)

Doors to the cloakroom, lounge, dining room and kitchen. Stairs rising to the first floor. Storage cupboard. Radiator.

Cloakroom 7' 2" x 3' 8" (2.18m x 1.12m)

Vanity wash hand basin and low flush w.c. Central heated ladder rail. Tiled splashbacks. Tiled flooring. Extractor fan.

Lounge 19' 0" x 11' 11" (5.79m x 3.63m)

Triple glazed French doors and windows to the rear aspect. Radiator.



Dining Room 12' 0" x 8' 10" (3.65m x 2.69m)

Triple glazed window to the front aspect. Radiator.

Kitchen/Dining Room 24' 0" x 11' 4" (7.31m x 3.45m)

Dual aspect triple glazed windows and French doors to the garden. Range of wall and base units surmounted by granite worksurface with upstands. One and half sink and drainer with mixer tap. Integrated oven, microwave, dishwasher, fridge freezer. Door to the utility.



Utility Room 7' 1" x 6' 1" (2.16m x 1.85m)

Obscure triple glazed door to the rear aspect. Base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and tumble dryer. Wall mounted gas fired logic boiler.

Landing 18' 0" x 7' 1" (5.48m x 2.16m)

Triple glazed picture window to the rear. Access to the loft (with ladder and light). Airing cupboard housing the hot water cylinder. Doors into bedrooms and the bathroom. Radiator.

Master Bedroom 18' 2" x 12' 0" (5.53m x 3.65m)

Triple glazed window to the rear aspect. Dressing area with hanging space and dressing table. Door to the en-suite. Radiator.

En- Suite 6' 9" x 6' 3" (2.06m x 1.90m)

Obscure triple glazed window to the side aspect. Walk in shower with mains fed twin head shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail. Extractor fan.

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Bedroom Two 11' 7" x 10' 0" (3.53m x 3.05m)

Triple glazed windows to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Three 10' 10" x 10' 6" (3.30m x 3.20m)

Triple glazed window to the front aspect. Fitted wardrobe. Radiator.

Bedroom Four 10' 3" x 9' 0" max (3.12m x 2.74m)

Triple glazed window to the front aspect. Fitted wardrobe. Radiator.

Family Bathroom 8' 2" x 7' 0" (2.49m x 2.13m)

Obscure triple glazed window to the front aspect. Free standing oval bath with mixer/shower head tap. Vanity wash hand basin with tiled splash backs. Low flush w.c. Shower cubicle with a mains fed shower. Tiled flooring. Extractor fan.

Detached Double Garage

Electric door. Power and light. Double glazed door to the garden.

Garden

Laid to lawn with a patio seating area and a variety of planting including well established fruit trees, three raised flower beds and vegetable plot (approx. 16ft x 4ft). Hot tub under an enclosure. Wooden shed (approx. 10ft x 4ft) and green house (approx. 10ft x 6ft).



Residents' Management Company

The wildflower meadow adjacent to the property is managed by a management company on behalf of the residents. There is an annual charge which is currently £241.13.

Tenure: Freehold

Council Tax Band: F

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 2FS

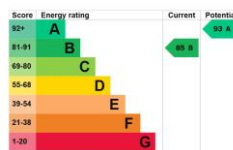




GROUND FLOOR



FIRST FLOOR



MISREPRESENTATION ACT 1991

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