



# Woodland Close Drakes Broughton

£315,000

- Link detached three-bedroom bungalow
- Office/bedroom four
- Would benefit from some modernisation
- Garden with driveway ideal for a caravan
- Driveway and carport
- Corner plot within a cul de sac location
- Sought after village with amenities

Nigel Poole  
& Partners



# Woodland Close

£315,000

**\*\*THREE/FOUR BEDROOM LINK DETACHED BUNGALOW-WOULD BENEFIT FROM MODERNISATION\*\*** Located on a corner plot in the sought after village of Drakes Broughton with amenities including two public houses, shops, school, church, village hall and recreational areas. Entrance hall, living/dining room, kitchen, three bedrooms and an office/bedroom four. The rear garden is laid to lawn with a patio seating area. Access to a rear driveway. The driveway to the front of the property has gated access to the carport and parking for three vehicles.

## Front

Blocked paved driveway for several vehicles. Corner plot laid to lawn.

## Entrance Hall

Doors to the living/dining room and kitchen. Access to the loft. Storage cupboard. Radiator.

**Living/Dining Room** 21' 3" x 12' 7" (6.47m x 3.83m) max

Dual aspect double glazed windows to the front and side aspect. Fireplace with a gas fire. Two radiators. Television aerial point. Telephone point. Door to the rear hallway.



**Kitchen** 10' 4" x 9' 2" (3.15m x 2.79m) max

Wall and base units surmounted by work surface. Stainless steel sink and drainer. Pantry. Space and plumbing for appliances. Larder cupboard with shelving. Door to the carport.



## Rear Hallway

Double glazed obscure panelled door leading to the carport. Double glazed door to the rear garden. Doors to three bedrooms, office/bedroom and a shower room. Airing cupboard housing the gas fired Worcester boiler.

**Bedroom One** 11' 11" x 10' 5" (3.63m x 3.17m) max

Double glazed window to the rear aspect. Radiator.

**Bedroom Two** 17' 3" max x 8' 11" max (5.25m x 2.72m)

Two double glazed windows to the rear aspect. Two radiators.

**Bedroom Three** 10' 5" x 8' 7" (3.17m x 2.61m)

Double glazed window to the rear aspect. Radiator.

**Office/Bedroom Four** 15' 6" x 5' 4" (4.72m x 1.62m)

Double glazed window to the front aspect/carport.



## Shower Room 7' 5" x 5' 8" (2.26m x 1.73m)

Double glazed obscure window. Vanity wash hand basin. Low level w.c. Corner shower with rain drop main shower head and additional handheld shower attachment. Tiled flooring. Central heated ladder rail.



## Garden

Laid to lawn with a patio seating area. The gate to the rear of the garden leads to a driveway ideal for a camper van/caravan.

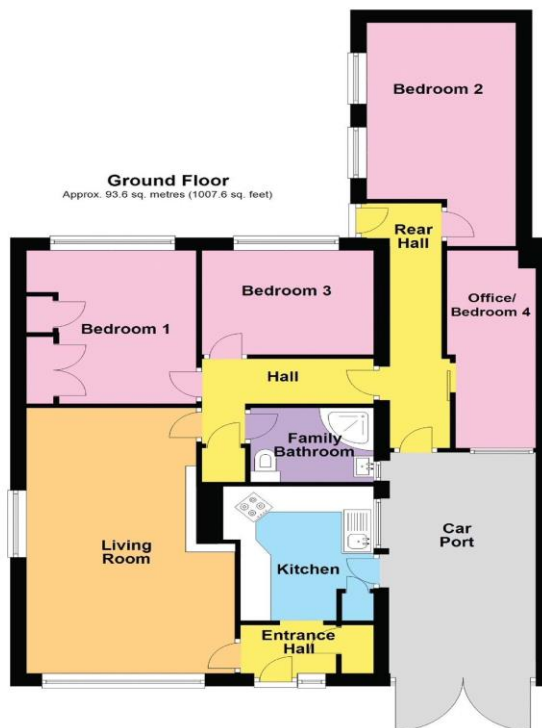


**Council Tax Band: C**

**Tenure: Freehold**

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 2BG





**Ground Floor**  
Approx. 93.6 sq. metres (1007.6 sq. feet)

Total area: approx. 93.6 sq. metres (1007.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

#### MISREPRESENTATION ACT 1991

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