



Brickyard Lane, Drakes Broughton

Asking Price: £700,000

- A stunning contemporary detached bungalow
- Light and airy, beautifully presented throughout with quality fixtures and fittings
- Lounge with feature “floor-to-ceiling” apex window and free standing wood burner
- Kitchen/dining room with central island providing seating for seven
- Master bedroom with dressing area & en-suite
- Two further double bedrooms and family bathroom
- Landscaped rear garden with workshop/storage shed with light and power
- Private drive with off road parking and garage
- Quiet location on the edge of a popular village with amenities

**Nigel Poole
& Partners**

Applegarth, Brickyard Lane

Drakes Broughton

Asking Price: £700,000

****A STUNNING, CONTEMPORARY DETACHED BUNGALOW IN A QUIET VILLAGE LOCATION**** Built in 2016 by Lockley Homes this beautifully presented property has many high-quality features such as oak doors, Karndean flooring with under-floor heating, Silestone polished quartz kitchen worktops and wood burner with granite hearth. The property has what can only be described as a show-stopping lounge and breakfast kitchen. The dual aspect lounge has a "floor to ceiling" apex feature window and further windows overlooking the rear garden. This room flows through sliding oak doors into the breakfast kitchen with integrated appliances and central island/breakfast bar with seating for seven people. The property has three well-proportioned bedrooms with the master having en-suite and dressing area. There is an airing cupboard with shelving and pressurised water cylinder. There is also a family bathroom with four piece suite, a utility room off the kitchen, fully zoned alarm system, integral garage with internal door into rear hallway. The landscaped rear garden is laid to lawn with a variety of pretty planting and a wooden workshop/shed with light and power. The garden has secure gated side access, paved seating area with high quality Indian sandstone patio and external lighting to all elevations. The front garden also has mature planting. A block paved drive provides parking for four/five vehicles. Garage with electric/remote control roller door, light and power. The property has underfloor heating throughout. Each room has independent thermostatic controls. The bungalow is still within the 10 year NHBC guarantee (will expire in 2026).

Front

A block pave drive leads to the garage and entrance door under a storm canopy porch. The front garden is low maintenance with a variety of mature planting. There are far reaching views to Bredon Hill from the drive.

Entrance Hall 8' 4" x 8' 1" (2.54m x 2.46m)

Entrance door with obscure double glazed inset window and obscure side windows. Karndean flooring. Oak doors off to cloaks cupboard, airing cupboard and master bedroom. The hallway leads around to the rear of the bungalow where the main living accommodation is located providing access into the bathroom, breakfast kitchen, lounge/dining room and garage. Access into loft with ladder and light.

Triple Aspect Lounge/Dining Room 23' 7" x 12' 10" (7.18m x 3.91m)

The room really does have the 'wow' factor with its floor-to-ceiling feature apex window with French doors into the garden. Further double glazed windows (all with fitted blinds) to two side aspects. Free standing wood burning stove mounted on granite hearth. Telephone/broadband and television power points. Down lights above dining area. Pendant light fitting in lounge area. Double oak and glazed doors into rear hallway, sliding oak doors into the breakfast kitchen.



Breakfast Kitchen 16' 11" x 13' 0" (5.15m x 3.96m)

Double glazed French doors leading into the rear garden with side panels. Range of high quality wall and base units surmounted by Silestone polished quartz worktops. NEFF integrated appliances comprising induction hob, built-in rise-and-fall extractor fan unit, dual eye-level fan ovens including microwave facility, warming drawer and slide and hide doors, dishwasher, fridge, freezer and Franke sink with mixer tap, drainer and mirrored splash back. Central island with breakfast bar and base cupboard units/drawers - pendant light fitting over. Karndean Flooring. Telephone, television and power points. Ceiling down lights. Door leading into utility room. Sliding oak doors leading into lounge/dining room and door into rear hallway.



Utility Room 8' 11" x 5' 2" (2.72m x 1.57m)

Double glazed door to the side aspect. Wall and base units surmounted by wood effect laminate work surface. Stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Karndean flooring.

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Master Bedroom 11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed window to front aspect. Telephone and television points. Pendant light fitting. Archway into dressing area with five wardrobe units and ceiling down lights. Door leading into en-suite.



En-Suite 6' 10" x 5' 7" (2.08m x 1.70m)

Large shower cubicle with mains fed rainfall shower and separate hand-held shower attachment. Porcelanosa wash hand basin (with mirror wall above) and low level w.c. Tiled walls and flooring. Extractor fan. Shaver point. Ceiling down lights.



Bedroom Two 13' 7" x 12' 3" (4.14m x 3.73m)

Double glazed window to the rear aspect. Telephone and television points. Pendant light fitting.



Bedroom Three 11' 11" x 11' 9" (3.63m x 3.58m)

Double glazed window to the front aspect. Telephone/broadband and television points. Fitted walnut effect wardrobes with sliding doors - one mirrored. Pendant light fitting.

Family Bathroom 9' 2" x 6' 9" (2.79m x 2.06m)

Fitted with a four piece suite: Porcelanosa bath with mixer tap, wash hand basin and low level w.c.. Shower cubicle with mains fed rainfall shower. Tiled floor and walls with half mirrored wall. Extractor fan. Shaver point. Ceiling down lights.



Garden

The enclosed garden feels very private and backs onto the orchard of the neighbouring property. The garden has been landscaped and is laid to lawn with a variety of beds and borders with planting including trees, shrubs and flowering plants. Indian sandstone patio seating are. Secure gated side access leading to the front garden and parking/garage.

Garage 18' 10" x 9' 11" (5.74m x 3.02m)

Electric and remote controlled roller shutter door to the front. Water tap, light and power. Wall mounted gas-fired boiler.

Tenure: Freehold

Council Tax: 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 2AH

Additional Information

This property was built in 2016 with a 10-year new build guarantee (dated 30 August 2016). It has underfloor heating which is fuelled by a Worcester gas-fired boiler located in the garage.

The property has a Tricel sewage treatment plant (located at the front of the property). This is serviced annually and emptied as required (last emptied Autumn 2022).

The property is on mains water. The internal stop tap is located under the utility sink. The meter is located in the road. The electricity consumer unit is located in the utility room and the meter is located in the meter box on the outside wall next to the utility room door.

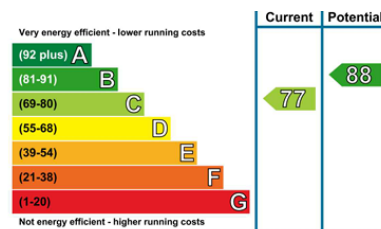
The internal garage door is a FD30 fire door.

There are three properties in the development, and each are responsible for the maintenance of the drive that is within their boundary and shared responsibility for the area at the entrance. There is a management company - Brickyard Lane Management Co. Ltd - annual accounts/company house filing cost is approx. £66 for each household per annum.

The hedge is own by all three households and is cut once a year (in the Autumn) - cost approx. £80 per household per annum.

There are hard wired smoke detectors in the hallway and kitchen and a portable carbon monoxide detector by the wood burner.

The sale will include all carpets, curtains (and poles), blinds and light fittings. The vendor is purchasing a property with no onward chain.



MISREPRESENTATION ACT 1991

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