



Worcester Road, Drakes Broughton

Asking Price: £525,000

- An immaculately presented four bedroom detached home
- One of two luxury homes built in 2019 and still under new build warranty (ICW)
- Energy rated A with solar panels and a water harvesting system
- Superb open plan kitchen/dining/family room
- Further sitting room/snug
- Utility with shower room
- Master bedroom with en-suite and family bathroom
- Parking for three/four vehicles. EV charging point
- Sought after village location with amenities including convenience store with post office
- NO ONWARD CHAIN

Nigel Poole
& Partners

The Toll House

Worcester Road, Drakes Broughton

Asking Price: £525,000

****AN ENERGY EFFICIENT FOUR BEDROOM DETACHED FAMILY HOME WITH SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM**** Entrance Hall; sitting room; superb kitchen/dining/family room with bi-fold doors into the rear garden, Karndean flooring with under floor heating. Kitchen area is fitted with a range of gloss units with quartz and oak work surfaces, central island with sink and Quooker tap, integrated appliances including fridge, freezer, oven, hob, microwave and wine cooler. Family/lounge area has a multi-fuel stove and oak surround. Separate utility room and shower room. First floor landing with large storage cupboard (with light and radiator), four double bedrooms - master with en-suite and family bathroom. The good-sized loft has a Velux window, is boarded with light and ladder and makes a perfect storage space with potential (subject to planning permission) for conversion. The rear garden has established planting with two patio seating areas. Parking for three/four vehicles. EV charging point. Solar panels (providing free electricity for the house and feed-in tariff). Water harvesting system providing free water for flushing WCs and garden watering. NO ONWARD CHAIN.

Front

The front garden has tall hedging with gated access onto a pathway leading to the front door. The garden is laid to lawn with mature tree and shrub planting. There is also gated side access into the side of the rear garden.

Entrance Hall

Double glazed composite entrance door with obscure windows. The high ceiling into the landing area is a lovely design feature giving the hall a feeling of grandeur. Stairs rising to the first floor with storage cupboard below. Radiator. Karndean flooring.

Open Plan Lounge/Kitchen/Dining Room

Double glazed windows and bi-fold doors overlooking the garden. Karndean flooring with under floor heating. Lounge area with chimney breast, inset multi-fuel stove and oak surround. Ceiling light with matching wall lights. Television aerial point. Coving to the ceiling. Kitchen area is fitted with a range of gloss 'mushroom' coloured wall and based units surmounted by oak and quartz work surfaces with down lighting and soft close fittings. Central island with inset one and a half bowl sink with Quooker tap (with filter and boiling water), storage cupboards, drawers, wine racks, wine fridge and dishwasher. Main units have integrated appliances including full height fridge and freezer, five ring gas hob with extractor hood, double oven, grill and microwave.



Sitting Room/Snug

Double glazed window to the front aspect. Marble effect fireplace with electric living flame effect fire. Television aerial point. Pendant light fitting. Radiator. Television aerial point. Wood effect flooring.



Utility Room

Obscure double glazed door to the side aspect. Range of matching wall and base units with oak work surfaces. Stainless steel sink unit with mixer tap. Wall mounted Baxi gas fired combination boiler. Ladder/towel rail. Ceiling down lights and extractor. Space for a washing machine and further under counter appliance/tumble dryer. Karndean flooring.

Shower Room

Obscure double glazed window to the front aspect. Large walk in shower cubicle with mains fed, dual shower heads. Vanity wash hand basin with sensor light mirror above. Low level w.c. Part tiled walls. Ladder/towel radiator. Karndean flooring. Ceiling down lights. Extractor fan.

First Floor Landing

Double glazed Velux window to the front aspect. Double fitted storage cupboard with light and radiator. Access into the loft (which is insulated, part boarded - approx. 3m x 8.4m) with light and retractable ladder). Radiator. Doors leading off.

Bedroom One

Double glazed window to the rear aspect. Radiator. Television aerial point.



En-Suite

Obscure double-glazed window to the side aspect. Large walk-in shower cubicle with mains fed rainfall and handheld attachment. Vanity wash hand basin with mirrored storage cabinet above with lighting. Low level w.c. Part tiled walls. Towel/ladder radiator. Karndean flooring. Ceiling down lights with night sensor light. Extractor fan.

Bedroom Two

Double glazed window to the front aspect. Radiator. Television aerial point.

Bedroom Three

Double glaze window to the front aspect. Radiator. Television aerial point.

Bedroom Four

Double glazed window to the rear aspect. Radiator. Television aerial point.

Family Bathroom

Obscure double-glazed window to the rear aspect. Panelled bath with mains fed mixer/shower head tap. Vanity wash hand basin with touch screen mirror above. Low level w.c. Part tiled walls. Towel/ladder radiator. Karndean flooring. Ceiling down lights with night sensor light. Extractor fan.



Rear Garden

The garden is enclosed by wall and fencing with gated access at the rear to the parking area. The garden is laid to lawn with two patio seating areas and range of established planting including trees, shrubs and flowering plants. The main lawn area has a water feature. To one side of the property is a BBQ area and gate into the front garden. At the other side of the property are a number of wooden storage sheds and log store. The garden has exterior lighting, watering tap and electric points. EV charging point.

Additional Information

All fitted blinds are included in the sale. The master bedroom also has an electric black out blind. The garden has a 3000 litre water harvesting tank (under patio to the rig3000-litrelook out into the garden). Rainwater is collected with the water being used for flushing WCs and also provides plenty of water for the garden. The solar panels are currently connected with Octopus Intelligent Go. They provide free electricity into the house (which makes charging an electric vehicle very economical) and also provides a monthly feed in tariff. The rear drive has an additional parking space for visitors - this is shared with neighbouring property. New build warranty (ICW) until February 2029.

Tenure: Freehold

Council Tax Band: E

Mobile and Broadband 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



Floor 0



Floor 2

Nigel Poole
& Partners

Approximate total area⁽¹⁾

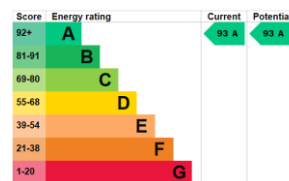
138.7 m²
1494 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid and checks completed in advance of the issuing of a memorandum of sale.

MISREPRESENTATION ACT 1991

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