



Walcot Lane, Drakes Broughton

Asking Price: £325,000

- Three-bedroom semi-detached house with views to the open countryside
- Blocked paved driveway with parking for multiple vehicles
- Dual aspect living room
- Fitted kitchen with views to the rear garden and countryside
- Separate dining room with brick fireplace
- Sort after village location with amenities
- Out building with four sections-currently used as a utility, w.c. and two storage areas
- NO ONWARD CHAIN

Nigel Poole
& Partners

Walcot Lane

Drakes Broughton

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**** THREE BEDROOM SEMI-DETACHED HOUSE WITH BEAUTIFUL OPEN COUNTRYSIDE VIEWS**** Entrance; lounge; kitchen; separate dining room; three bedrooms and family bathroom; outhouse with four sections, one currently being used as a utility room, one a cloakroom and two storage areas. Rear garden with patio seating area taking advantage of the countryside views; laid to lawn; with mature planting. Blocked paved driveway with parking for multiple vehicles. Located on the edge 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; blocked paved driveway leading to the front. Access to the side with watering tap; views to the open countryside; mature planting; obscure UPVC door to entrance.

Entrance 4' 5" x 3' 9" (1.35m x 1.14m)

Obscure door to the lounge; glazed door to dining room; stairs rising up to the first floor with pendant light.

Lounge 17' 0" x 11' 2" (5.18m x 3.40m)

Double glazed bow window to front aspect; double glazed to rear with views to the open countryside; 2 radiators; 2 pendant lights; brick fireplace and surround; coving; obscure glazed door to kitchen.



Kitchen 1502' 0" x 701' 0" (457.46m x 213.50m)

Double glazed window to the rear aspect views; double glazed door to outhouses. A range of wall and base units with wood effect work top; stainless steel one and a half sink with drainer and mixer tap; part tiles walls; space for electric oven and extractor above; under stairs storage; tiled flooring.

Dining Room 11' 8" x 9' 11" (3.55m x 3.02m)

Double glazed bow window to the front aspect. Brick fireplace which could be opened up; pendant light fitting; radiator.

Landing 9' 5" x 5' 6" (2.87m x 1.68m) Min

Double glazed window to the rear aspect. Two storage cupboards, one with radiator and shelving, one with hanging rail. Pendant light fitting; radiator; access to the loft. Doors to the bedrooms and bathroom.

Bedroom One 11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window to the front aspect. Storage cupboard with hanging rail; pendant light fitting; radiator.



Bedroom Two 11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window to the front aspect. Storage cupboard with hanging rail; pendant light fitting; radiator.

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Bedroom Three 8' 5" x 7' 1" (2.56m x 2.16m)

Double glazed window to the side aspect. Pendant light fitting; radiator.

Shower Room 8' 11" x 5' 5" (2.72m x 1.65m)

Obscure double glazed window to the rear aspect. Pedestal hand wash basin; low level w.c. walk in shower mains fed shower with glass screen; fully tiled tiled; down lights; extractor; radiator.



Outhouse Area One - Utility 7' 3" x 7' 0" (2.21m x 2.13m)

Outhouse being used as a utility room with space and plumbing for a washing machine, dryer and fridge/ freezer.

Outhouse Area Two 8' 5" x 5' 10" (2.56m x 1.78m)

Double glazed window to the side aspect. Light and power.

Outhouse Area Three 5' 4" x 2' 10" (1.62m x 0.86m)

Originally used as the coal store

Outhouse Area Four Cloakroom 5' 4" x 2' 10" (1.57m x 0.86m)

Double glazed window to the side aspect. High flush w.c. Light and radiator.

Garden

Laid to lawn with patio seating area overlooking the open countryside. Mature planting and trees; greenhouse; open access to the front.

Tenure: Freehold

Council Tax Band: D

Broadband and Mobile Information:

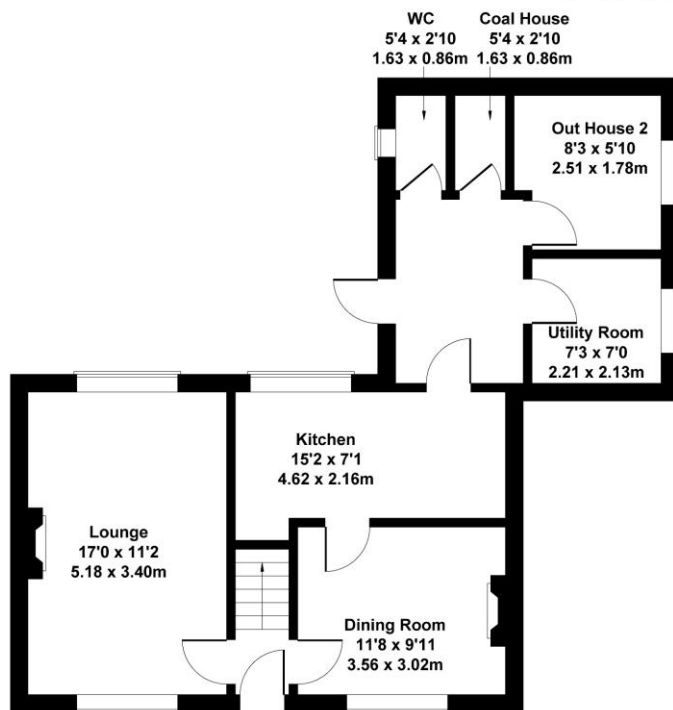
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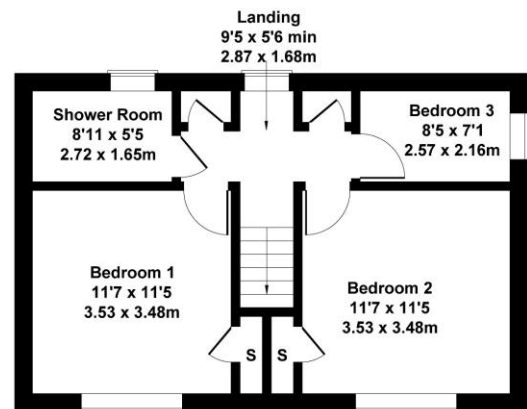


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Approximate Gross Internal Area
1156 sq ft - 107 sq m

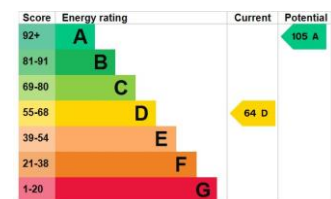


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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