

Laurel Close, Drakes Broughton

Asking Price: £285,000

- Two double bedroom link detached bungalow
- Lounge with French doors to the conservatory
- Kitchen fitted with 'shaker style' units
- Shower room with double shower cubicle
- Low maintenance rear garden, with gated vegetable patch
- · Garage and off road parking
- Quiet cul-de-sac location
- Village with amenities including shop with post office



Laurel Close

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TWO BEDROOM LINK DETACHED BUNGALOW WITH GARAGE AND LOW MAINTENACE GARDEN Located in a quiet culde-sac within a village with amenities including a shop with post office, two public houses, school and recreational grounds. Entrance hall; lounge with French doors to the conservatory/garden room; 'shaker style' fitted kitchen with integrated oven/grill and gas hob; two double bedrooms - with the master located at the front of the property and bedroom two at the rear; shower room with double shower cubicle. The rear garden is low maintenance as it is predominately hard landscaped with planted beds/borders and gated vegetable patch. It has side access leading the front, access into the rear of the garage which has light and power with a driveway for multiple cars and a car port. 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. The village is a short drive to Junction 6 and 7 of the M5 Motorway

Front

Blocked pathed front provides parking with a car port and drive that leads to the garage and entrance into the bungalow.

Hallway

'L' shaped. Obscure double glazed entrance door with side panel/window. Airing cupboard with 'Worcester Bosch gas-fired boiler and shelving. Access into loft, which is part boarded with light and ladder. Laminate wood flooring. Night storage heater. Doors leading to the kitchen; lounge; bedrooms and shower room.

Lounge

Double glazed French doors to the conservatory. Pendant light fitting; radiator; laminate flooring.



Conservatory

Brick base and double glazed upvc construction with windows to three aspects and French doors into the rear garden. Wall lights; radiator; laminate wood flooring.

Kitchen 10' 4" x 6' 10" (3.15m x 2.08m)

Double glazed window to the front aspect. A range of white 'shaker style' wall and base units surmounted by work surface. Stainless steel sink and drainer. Tiled splash backs. Integrated double oven/grill and five ring gas hob with extractor hood. Integrated dishwasher. Space and plumbing for a washing machine and a tumble dryer. Space for a fridge freezer. Tiled floor. Pendant light fitting; radiator.

Bedroom One 18' 10" x 10' 9" (5.74m x 3.27m)

Double glazed windows to the front aspect. Storage area; ceiling light with fan and pendant light fitting; radiator.



Bedroom Two 10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed window to the rear aspect. Pendant light fitting; radiator; laminate wood flooring. (currently being used as an office).

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

Obscure double glazed window to the side aspect. Double shower cubicle with mains fed 'twin head' shower and wall panelling. Pedestal wash hand basin. Low level w.c. Down lights; extractor fan; central heated towel rail; tiled flooring.

Garden

The enclosed rear garden is hard landscaped/low maintenance with a decked seating area and planted beds/borders. Gated access to the raised vegetable plots with space for a green house. Gated side access leading to the front, access into the rear of the garage and into the conservatory. Outside watering tap; electrical point.



Garage

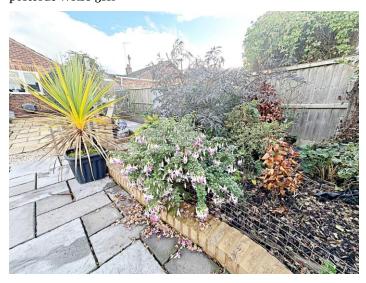
With up and over door to the front and single door at the rear into the garden. Light and power.



Council Tax Band: C

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 3HJ













Ground Floor

Conservatory Bedroom Lounge/Diner Shower Bedroom Entrance

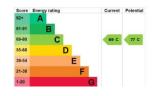
Total area: approx. 64.8 sq. metres (697.5 sq. feet)

Prepared by Avon-sia Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be reliad upon and do not from part of a contract.

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