



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

Nigel Poole
& Partners

Laurel Close

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****TWO BEDROOM LINK DETACHED BUNGALOW WITH GARAGE AND LOW MAINTENACE GARDEN**** Located in a quiet cul-de-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.

23 High Street, Pershore WR10 1AA

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.



Tenure: Freehold

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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