



# Circus Croft Drakes Broughton

£575,000

- A beautifully presented five bedroom family home
- Living room, dining room and a study
- Kitchen/dining room with separate utility room
- Master bedroom and bedroom two with en-suite
- Low maintenance South facing rear garden with Granite patio
- Detached garage and parking for three vehicles
- Sought after village location

**Nigel Poole  
& Partners**

# Circus Croft

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**\*\*A BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME\*\*** A Bovis Home built in 2021 and still benefits from the NHBC Warranty. Entrance hall; cloakroom; living room, dining room, study and a superb open plan kitchen/dining room. On the first floor there are five bedrooms-two with an en-suite and there is a family bathroom. Low maintenance South facing rear garden with a Granite patio. Solar panels. Detached garage and driveway with parking for three vehicles and an electric car charger. Located in the village of Drakes Broughton which has a thriving village community with an excellent primary school, church, store and two public houses. More extensive shopping and leisure facilities are found in the Cathedral City of Worcester. The pretty market town of Pershore provides an alternative range of great shopping and leisure facilities including a theatre. The area has a good range of schools both state and independent with Kings School and RGS in Worcester and Bowbrook House School in Peopleton. For the commuter there is easy access to the M5 motorway and Worcester Parkway Station.

## Front

Laid to lawn. Driveway with parking for three cars. Detached garage. Gated access to the rear garden.

## Entrance Hall

Doors to the cloakroom, living room, dining room (2nd reception room), kitchen/dining room, study and under stairs storage cupboard. Karndean flooring. Radiator.

## Cloakroom 5' 5" x 3' 7" (1.65m x 1.09m) max

Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Karndean flooring. Radiator.

## Living Room 15' 1" x 15' 0" (4.59m x 4.57m) max

Double glazed bay window with shutters to the front aspect. Two radiators. Karndean flooring.

## Kitchen/Dining Room 20' 1" x 11' 11" (6.12m x 3.63m) max

Double glazed windows and French doors to the garden. Wall and base units surmounted by Quartz worksurface with upstands. One and a half stainless steel sink and drainer with mixer tap. Integrated dishwasher, fridge freezer and oven. Five ring gas hob with extractor fan over. Tiled flooring. Two radiators.



## Utility Room 8' 3" x 5' 5" (2.51m x 1.65m)

Double glazed door to the side aspect. Base units surmounted by Quartz worksurface and upstands. Stainless steel sink and drainer with mixer tap. Wall mounted gas fired Logic boiler. Door to a cupboard housing the hot water cylinder. Tiled flooring.

## Dining Room/2nd Reception Room 12' 0" x 10' 1" (3.65m x 3.07m)

Double glazed window to the rear aspect. Radiator.

## Study 9' 9" x 7' 9" (2.97m x 2.36m)

Double glazed window to the front aspect. Radiator.

## Landing

Doors to five bedrooms and a family bathroom. Access to the loft with light and ladder.

## Master Bedroom 20' 1" x 12' 9" (6.12m x 3.88m) max

Two double glazed window to the front aspect. Fitted wardrobe. Door to the en-suite. Radiator.

## En-suite 4' 11" x 4' 3" (1.50m x 1.29m)

Obscure double glazed window to the side aspect. Shower cubicles with mains fed shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Karndean flooring.

## Bedroom Two 12' 4" x 12' 3" (3.76m x 3.73m)

Double glazed window to the rear aspect. Door to the en-suite. Radiator.

## En-suite 7' 0" x 5' 0" (2.13m x 1.52m)

Shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Karndean flooring.

## Bedroom Three 11' 7" x 10' 6" (3.53m x 3.20m) max

Double glazed window to the front aspect. Radiator.

## Bedroom Four 10' 0" x 8' 10" (3.05m x 2.69m)

Double glazed window to the rear aspect. Radiator.



## Bedroom Five 9' 10" x 8' 9" (2.99m x 2.66m) max

Double glazed window to the rear. Radiator.

## Family Bathroom 6' 10" x 6' 1" (2.08m x 1.85m)

Obscure double glazed window to the side aspect. Panelled bath with mains shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Karndean flooring.

## Garden

Laid to artificial lawn with a Granite patio seating area.

## Tenure: Freehold

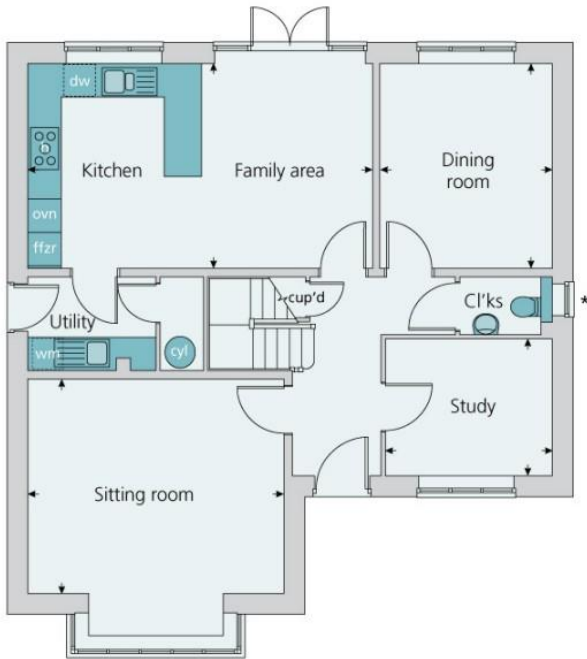
## Council Tax Band: F

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 2GB

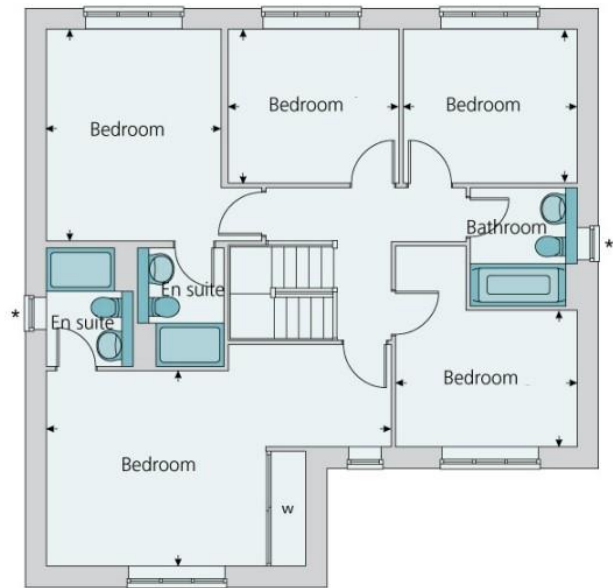




Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### First floor



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