



# The Close, Eckington

Offers in the region of £315,000

- Two-bedroom semi-detached home
- Open plan kitchen/ dining room with Bi-fold door to the garden
- Modern 'shaker style' kitchen with integrated oven and induction hob
- Lounge with log burner and French doors into the rear garden
- Separate Office/playroom
- Utility and downstairs W.C
- Two double bedrooms and family bathroom
- Enclosed rear garden
- Driveway with parking for two vehicles
- Central village location with amenities
- No onward chain

**Nigel Poole  
& Partners**

# The Close,

## Eckington

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**\*\*TWO BEDROOM SEMI DETACHED HOME WITH OPEN PLAN LIVING IN THE IDYLIC VILLAGE OF ECKINGTON\*\*** Porch; open plan kitchen/dining room with Bi-fold door to the garden; lounge with log burner and French doors to the garden; office/playroom; utility room; two double bedrooms and family bathroom. Low maintenance garden and driveway for two vehicles. Located in a quiet cul-de-sac in a sought-after village. Eckington is an attractive and vibrant village which has recently been voted top 25 villages to live in Great Britain. (Saturday times newspaper) With a welcoming community feel with a full and varied schedule of annual events including music festivals, open gardens and family activities; a village park and dog friendly community fields; a shop with local produce; two public houses and the renowned Eckington Manor- with a master award winning chef. Popular and sought after village first school (Ofsted rated good), which feeds into the middle school at Bredon Hill Academy and Prince Henry's School in Evesham. Located on the edge of the Cotswolds, an area of outstanding natural beauty. The village of Eckington lies on the banks of the River Avon, and it is located 4 miles from the market town of Pershore and 6 miles to Tewksbury. No onward chain.

### Front

Low maintenance driveway with parking for two vehicles; mature planted borders; log store; path to the front porch

### Entrance Porch 5' 7" x 2' 7" (1.70m x 0.79m)

Composite door and obscure double-glazed windows to the front aspect; wooden obscure glazed door to the open plan living space.

### Open plan living 16' 4" x 9' 7" (4.97m x 2.92m) Min

Open plan area currently being used as the dining room. Down lights; radiator; wood effect flooring. Open to the kitchen; doors to the utility room; office/playroom and lounge; under stairs storage and stairs rising to the first floor.

### Kitchen 22' 8" x 14' 4" (6.90m x 4.37m) Max

Double glazed window to the rear aspect; double glazed bi-fold door to the garden. A recently fitted kitchen with a range of 'shaker-style' wall and base units surmounted by worktop with breakfast bar seating; stainless steel sink and drainer with mixer tap and tiled splash back; integrated 'Beko' electric oven and grill with induction hob. Space for a fridge/ freezer and space and plumbing for a slim line dishwasher. Down lights; radiator; wood effect flooring.



### Playroom/ Office 8' 9" x 8' 6" (2.66m x 2.59m)

Double glazed window to the front aspect; pendant light fitting; radiator; wood effect flooring.

### Lounge 16' 4" x 10' 3" (4.97m x 3.12m)

Double glazed window to the front aspect; double glazed French doors to the rear garden. Log burner with oak mantle and slate hearth; pendant light fitting; radiator.



### Utility/Cloakroom ' 5" x 5' 7" (1.65m x 1.70m)

Vanity hand wash basin with mixer tap and tiled splash back; low level w.c. Space and plumbing for a washing machine and tumble dryer. Down lights; extractor fan; wood effect flooring.

### Landing

Double glazed window to the rear aspect. Doors to the bedrooms and family bathroom; access to the loft, which is part boarded with a ladder. Pendant light fitting; radiator.

### Bedroom One 11' 9" x 10' 2" (3.58m x 3.10m)

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



### Bedroom Two 16' 10" x 10' 4" (5.13m x 3.15m)

Dual aspect double glazed window to the front and rear aspect. Storage cupboards; pendant light fitting; radiators.



### Family Bathroom 6' 5" x 5' 8" (1.95m x 1.73m)

Obscure double-glazed window to the rear aspect. Recently fitted bathroom to include panelled bath with mains fed shower over and hose attachment; pedestal hand wash basin with mixer tap; low level w.c. Part tiled walls. Pendant light fitting; extractor fan; electric ladder radiator.



### Rear Garden

Laid to lawn with mature planted borders; storage shed.



Tenure: Freehold

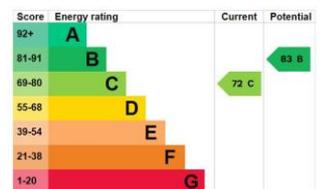
Council Tax Band: B

### 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 3AY

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