



Croome Close Drakes Broughton

Asking Price: £450,000

- A beautifully presented three bedroom detached house
- Finished to a high specification with upgrades throughout the property
- Energy rated A - exceptional energy efficiency, very low running costs benefitting from solar panels
- Open plan kitchen/ dining/ family room and a separate cosy snug
- South facing low maintenance rear garden
- Detached home office
- Bedroom one with en-suite
- Four-piece family bathroom
- Under floor heating throughout the ground floor
- Sought after village location with amenities

**Nigel Poole
& Partners**

Croome Close

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****A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY HOME**** Entrance hall with storage space; open plan kitchen/ dining/ family room with bi-folding doors to the garden; a separate cosy snug; utility room and cloakroom. On the first floor there are three double bedrooms and family bathroom with four-piece suite. The main bedroom benefits from a generous en-suite shower room. The low maintenance South-facing rear garden with Astroturf lawn and patio seating area leads to the detached home office with storage space. Energy rated A - exceptional energy efficiency, very low running costs benefitting from solar panels. Located in the 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

Planted borders with an array of Spring flowers and shrubs; driveway for at least four vehicles with EV charge point; path to the front door; gated access to the rear garden.

Hallway

Doors to the snug; kitchen/ dining/ family room, stairs rising to the first floor with under stairs storage; pendant light fitting; wood effect flooring.

Kitchen/ Dining/ Family Room

Double glazed window and bi-folding doors into the garden. A range of wall and base and units surmounted by work surface with breakfast bar (with pendant lighting over). One and a half bowl sink and drainer with mixer tap (incorporating an instant boiling water tap) glass splash backs; 'Bosch' integrated appliances include double oven with grill, four ring induction hob with extractor over, washing machine, dishwasher, fridge and freezer. Howdens wine cooler. The family area with an A1 class lined chimney breast with gas point. Down lights; temperature control panel. Karndean style flooring with underfloor heating. Door into the utility room and entrance hall.



Snug

Double glazed window to the front aspect. TV point with data link for Smart TV. Pendant light fitting.



Utility Room

Double glazed window to the front aspect and door to the side. Base units surmounted with worktop and glass upstand; one and a half bowl stainless steel sink and drainer with mixer tap. Space for a tumble dryer. Karndean style flooring with underfloor heating. Down lights; extractor fan. Door into the w.c. The base units house the controls for underfloor heating.

Cloakroom

Obscure double glazed window to the front aspect. Vanity wash hand basin with storage. Low level w.c. Karndean flooring with underfloor heating. Down lights.

Landing

Doors into the three bedrooms and family bathroom. Thermostat control panel. Access into the loft which is insulated and boarded with light and retractable ladder. The loft houses the Ideal-Logic gas-fired combination boiler and solar panel controls.

Bedroom One

Double glazed window to the rear aspect. Pendant light fitting; radiator; TV point with data link for Smart TV. Door to the en-suite.



En-suite

Obscure double glazed window to the rear aspect. Glass panelled walk in mains power shower with concealed controls, raindrop shower head; vanity wash hand basin with wall mounted illuminated mirror cabinet incorporating shaver point above; low level w.c. Down lights; extractor fan, heated towel radiator; wood effect flooring.

Bedroom Two

Double glazed window to front aspect. TV point with data link for Smart TV. Pendant light fitting and down light; radiator.

Bedroom Three

Double glazed window to the front aspect. TV point with data link for Smart TV. Pendant light fitting; radiator.

Family Bathroom

Obscure double glazed window to the side aspect. Fully tiled bathroom with freestanding back to wall bath; floor standing vanity wash hand basin with mixer tap; wall mounted illuminated mirror cabinet incorporating shaver point above; enclosed shower tray with concealed control panel, raindrop shower head; low level w.c. Central heated towel rail; down lights; extractor fan; wood effect flooring.



South Facing Rear Garden

A low maintenance south facing rear garden with raised brick borders and central Astroturf lawned area. Outside lighting with additional sensor light. Access into the Home Office/ storage space. Space for a storage shed; gated access to the front. Solar panels to the roof.

Home Office/ Storage Area

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

About Drakes Broughton

Drakes Broughton is a thriving, communal village with a first & middle school (which feeds to Pershore High School), church, village hall, two public houses and shops including a general store, hairdressers and fish and chip takeaway. The new train Worcestershire Parking station at Norton is only a 5-minute drive from the village and has direct links to Birmingham, London and Cheltenham.

Tenure: Freehold

Council Tax Band: E

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 2BH

Floor plan to follow

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