



Croome Close, Drakes Broughton

Asking Price: £340,000

- Family home in a cul-de-sac village location
- Recently fitted kitchen with integrated appliances
- Lounge, separate dining room and conservatory
- Landscaped garden with patio seating area
- Three bedrooms with built in wardrobes
- Modern shower room
- Garage and driveway
- Offered for sale with no onward chain

**Nigel Poole
& Partners**

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****THREE BEDROOM LINK-DETACHED HOME WITH RECENTLY FITTED KITCHEN** **OFFERED FOR SALE WITH NO ONWARD CHAIN**** Entrance Hall; lounge with archway into the dining room and sliding door to the conservatory. Kitchen with integrated 'Bosch' double oven and induction hob; three bedrooms with built in wardrobes; newly fitted shower room. Landscaped fore and rear garden with patio seating area, planted borders and mature shrubs & trees. Garage and driveway for several vehicles. Located in the thriving community 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

Laid to gravel with mature planted; block paved driveway and path leading to the front door and garage door.

Entrance 5' 9" x 4' 3" (1.75m x 1.29m)

Obscure double glazed front door with side panels. Door to the lounge and storage cupboard; stairs rising to the first floor. Pendant light fitting; radiator.

Lounge 15' 6" x 12' 3" (4.72m x 3.73m) Max

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



Dining Room 10' 1" x 9' 9" (3.07m x 2.97m)

Double glazed sliding door into the conservatory. Pendant light fitting; radiator. Door to the kitchen.

Conservatory 10' 2" x 9' 6" (3.10m x 2.89m) Max

Brick base with double glazed windows to three aspects and French doors to the rear garden. Pendant light fitting with fan; central heated radiator and electric radiator; tiled flooring.

Kitchen 10' 4" x 9' 8" (3.15m x 2.94m) Max

Double glazed window to the rear aspect. A range of wall and base units surmounted with wood effect work surface, one and a half sink and drainer with mixer tap; integrated fridge/freezer, 'Bosch' double oven/grill and induction hob with extractor over. Space and plumbing for a washing machine. Obscure double-glazed door into the garage.



Landing 8' 4" x 6' 9" (2.54m x 2.06m) 'L' Shaped

Obscure glazed window to the side aspect. Doors to the bedrooms and shower room; access to the loft which is boarded with light; pendant light fitting.

Bedroom One 12' 4" x 8' 4" (3.76m x 2.54m) Min

Double glazed window to the front aspect. Built in wardrobes with mirrored sliding doors; pendant and wall lights; radiator.



Bedroom Two 11' 4" x 10' 2" (3.45m x 3.10m) Max

Double glazed window to the rear aspect. Storage cupboard with hanging rail and shelf; pendant light fitting; radiator.

Bedroom Three 9' 0" x 7' 4" (2.74m x 2.23m) Min

Double glazed window to the front aspect. Built in wardrobes with mirrored sliding door, over stairs storage cupboard; pendant light fitting; radiator.



Shower Room 8' 4" x 6' 1" (2.54m x 1.85m)

Obscure double glazed window to the rear aspect. Walk in mains fed mixer shower with glass screen; pedestal hand wash basin with mixer tap; low level w.c. Part tiled walls. Storage cupboard housing a wall mounted 'vaillant' gas fired boiler. Down lights; extractor fan; central heated ladder rail and radiator.



Garden

Laid to lawn with patio seating area, steps down to a secondary patio area and gravel area, mature planted borders with an array of flowers, shrubs and trees. Outside watering tap and electric points; wall lights. French doors to the conservatory and door to the garage.

Garage 17' 1" x 10' 0" (5.20m x 3.05m)

Electric roller door to the front. Obscure double-glazed door and window to the rear aspect. Under stairs storage space. Light and power.

Tenure: Freehold

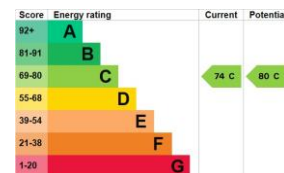
Council Tax Band: D

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