

Plot 33

Cygnets Rest | | Drakes Broughton | WR10 2AP

Guide Price £584,950

COOPER & CO

Key features

- SPACIOUS FOUR BEDROOM DETACHED HOME
- PREMIUM LAKE VIEW
- OPEN KITCHEN DINING FAMILY ROOM
- LOUNGE & STUDY
- FAMILY BATHROOM, WC, X2 EN-SUITE'S & UTILITY
- 4 BEDROOMS - MAIN WITH DRESSING ROOM & ENSUITE, BEDROOM 2 WITH ENSUITE
- PRIVATE REAR GARDEN
- DRIVEWAY AND GARAGE
- EXCLUSIVE KENDRICK HOMES DEVELOPMENT
- VIEWINGS 7 DAYS A WEEK

Description

*** EXCLUSIVE FOUR BEDROOM DETACHED HOUSE WITH SPACIOUS KITCHEN DINING FAMILY ROOM AND VERSATILE LIVING ***

Property Includes:

Large Hallway
Reception Room
Study
Kitchen Dining Family Room
4 Bedrooms (Bedroom 1 & 2 with En-Suite)
Family Bathroom & Downstairs WC
Rear Garden
Driveway

LOCATED ON THE B4084 BETWEEN PERSHORE TO THE EAST AND WORCESTER TO THE WEST, DRAKES BROUGHTON IS A POPULAR VILLAGE WITH SOME GOOD LOCAL FACILITIES INCLUDING A SCHOOL, TWO PUBS AND A LOCAL VILLAGE STORES.

The nearby bustling market town of Pershore, home to a magnificent Abbey, has a wide range of shops along the elegant high street plus a larger supermarket and leisure centre with swimming pool and refurbished gym. However, head in the other direction to Worcester and you'll find an even wider range of facilities with high-end restaurant chains and shops, including all the main supermarkets brands, a David Lloyd Gym & Swimming Pool plus excellent sporting and cultural attractions.

For outdoor exercise, kids can enjoy the local Drakes Broughton play area next to the village hall and playing field on Walcot Lane but there is rolling countryside all round so you can quickly be climbing hills, exploring forests or just walking along riverbanks and taking in the local wildlife









Front

Off Road Parking via Driveway and Garage.

Hallway

975 x 1960mm (3'2" x 6'5")

Lounge

3121 x 4856mm (10'3" x 16')

Study

2456 x 2289mm (8'1" x 7'6")

Kitchen Dining Family Room

Kitchen – 2603 x 4674mm (8'7" x 15'4")

Dining – 2589 x 4675mm (8'6" x 15'4")

Family – 2590 x 4676mm (8'6" x 15'4")

Utility

1388 x 1960mm (4'7" x 6'5")

WC

Bedroom One

3178 x 3572mm (10'5" x 11'9")

Bedroom One En-Suite

1625 x 2301mm (5'4" x 7'7")

Bedroom One Dressing Area

12518 x 3571mm (8'3" x 11'9")

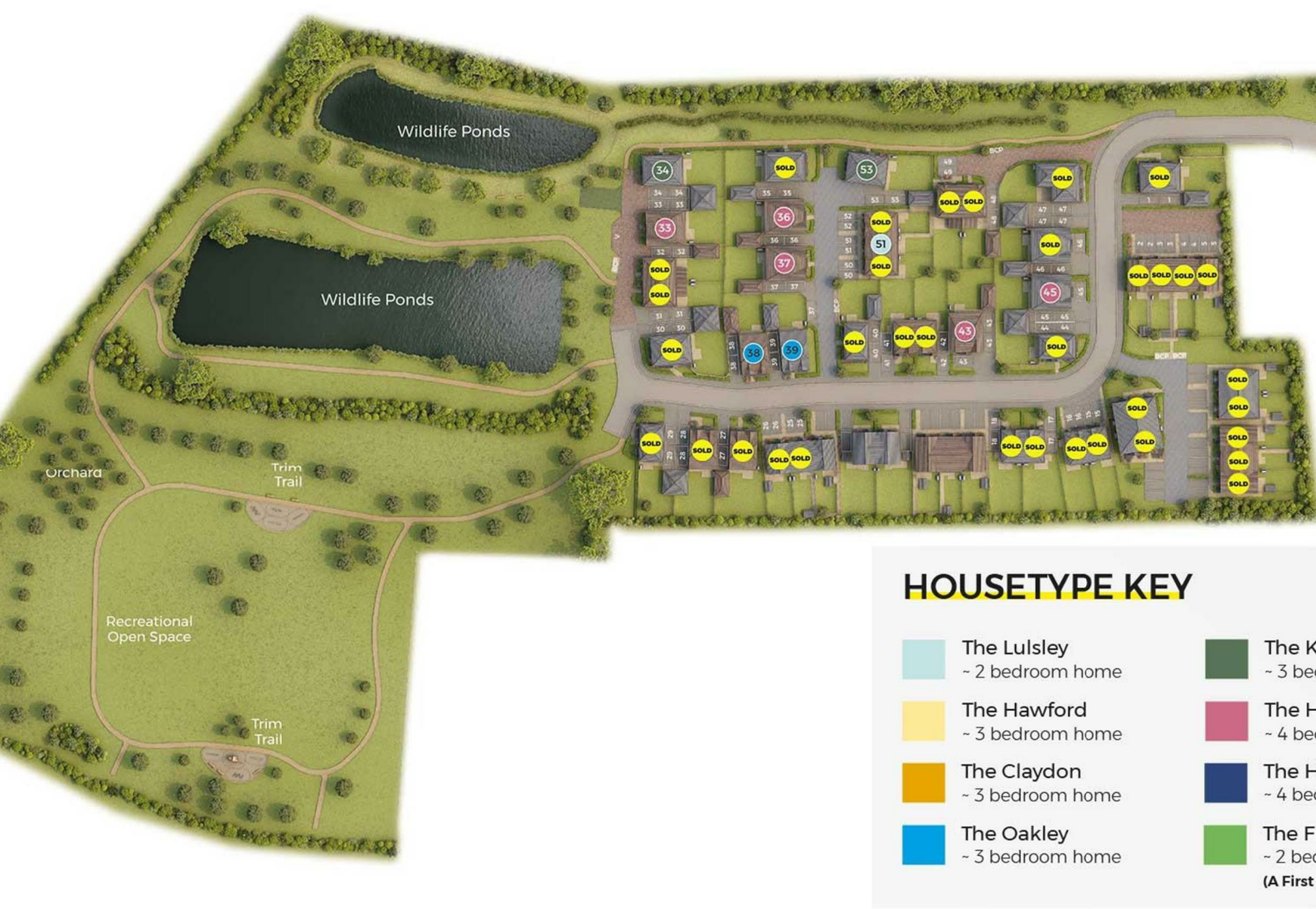
Bedroom Two

2518 x 3571mm (8'3" x 11'9")









Bedroom Two En-Suite
1425 x 2339mm (4'8" x 7'8")

Bedroom Three
2807 x 3070mm (9'3" x 10'1")

Bedroom Four
2500 x 3107mm (8'2" x 10'2")

Family Bathroom
1935 x 2347mm (6'4" x 7'8")

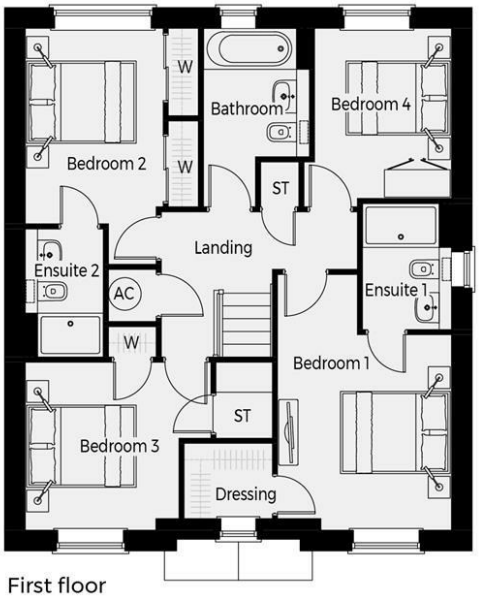
Rear Garden
Landscaping and turf to the front and rear gardens
External cold-water tap

Additional Information
Air source heat pump
A-rated appliances
High performance double glazed white UPVC flush casement windows and patio doors
High performance insulation in the floor and walls
Low energy lighting with LED technology
Thermostatically controlled radiator valves
Provision of compost area, recycling bins and rainwater butt*
All properties air leakage tested
Electric car charger

Agents Note
Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.

THE HENLEY

4 bedroom home ~ plots 33, 36, 37, 43, 45 & 46 (detached)



First floor

FIRST FLOOR

Bedroom 1
3178 x 3572mm (10'5" x 11'9")

Dressing Room
1611 x 1374mm (5'3" x 4'6")

Ensuite 1
1625 x 2301mm (5'4" x 7'7")

Bedroom 2
2518 x 3571mm (8'3" x 11'9")

Ensuite 2
1425 x 2339mm (4'8" x 7'8")

Bedroom 3
2807 x 3070mm (9'3" x 10'1")

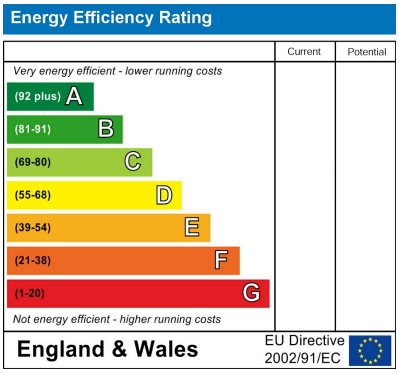
Bedroom 4
2500 x 3107mm (8'2" x 10'2")

Bathroom
1935 x 2347mm (6'4" x 7'8")

Total house size: 1540 sq.ft.

Plus three parking spaces and a detached garage (plots 37, 43, 45 & 46).

Plus two parking spaces and a detached garage (plots 33 & 36).



COOPER & CO

1 Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000
sales@cooperandcoestateagents.co.uk