



Chestnut Close, Drakes Broughton

Asking Price: £285,000

- Three bedroom newly decorated semi detached family home
- Lounge with log burning stove
- Kitchen with door to the rear garden
- Separate dining room
- Recently fitted boiler with 'HIVE' heating system
- Offered for sale with NO ONWARD CHAIN
- Low maintenance rear garden with lawn and patio seating area
- Block paved driveway for at least three or four vehicles

**Nigel Poole
& Partners**

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****A CHAIN FREE FAMILY HOME IN A QUIET CUL-DE-SAC LOCATION**** Entrance porch; lounge with feature fireplace housing a log burning stove; kitchen with separate dining room and utility room. On the first floor there are three bedrooms and a family bathroom. The low maintenance rear garden is laid to lawn with patio seating areas and an array of storage sheds and log store. The block paved driveway allows ample parking for at least three vehicles. 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. This property is offered for sale with No Onward Chain.

Front

Blocked paved driveway for multiple vehicles; mature planted borders; gated access to the rear garden.

Entrance Porch 4' 7" x 2' 2" (1.40m x 0.66m)

Obscure double glazed composite door with side panel. Wall light; tiled effect flooring; obscure glazed wooden door into the lounge.

Lounge 15' 9" x 13' 8" (4.80m x 4.16m)

Double glazed bay window to the front aspect and double glazed window to the side aspect. Feature fireplace with marble surround and hearth housing a log burner. Stairs rising to the first floor; pendant light fitting; radiator; door to the dining room.



Dining Room 8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed window to the side aspect. Pendant light fitting; radiator; tiled flooring; arch into the kitchen.

Kitchen 14' 4" x 7' 6" (4.37m x 2.28m)

Double glazed window to the rear and side aspect, double glazed door with side panel to the garden. A range of wall and base units surmounted by worktop and upstand with tiled splashback; stainless steel sink and drainer with mixer tap; integrated hob with extractor over, dishwasher and space for an integrated oven. Space for a fridge/ freezer. Pendant light fitting; plinth heater; tiled flooring; arch to the utility room.



Utility Room 8' 8" x 6' 6" (2.64m x 1.98m)

A range of wall and base units surmounted with work top; space and plumbing for a washing machine; pendant light fitting; tiled floor.

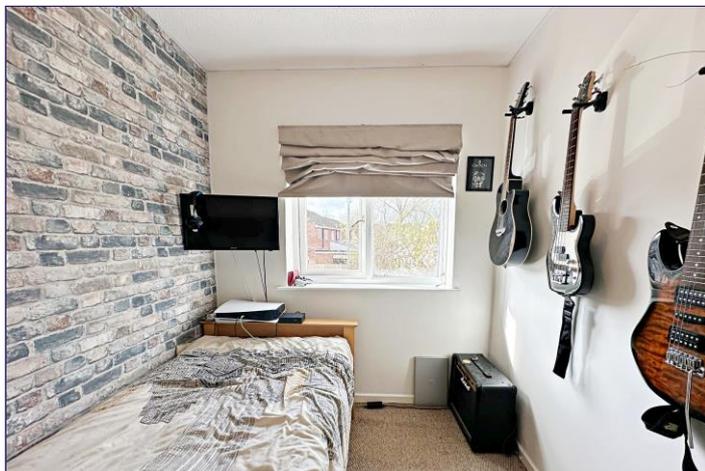
Bedroom One 10' 6" x 8' 8" (3.20m x 2.64m) Max

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



Bedroom Two 7' 3" x 6' 5" (2.21m x 1.95m)

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



Landing 9' 6" x 5' 8" (2.89m x 1.73m) Max

Double glazed window to the side aspect. Doors to the bedrooms, bathroom and storage cupboards; access to the loft which is part boarded. Storage cupboard one houses a wall mounted gas-fired Worcester boiler. Pendant light fitting.

Family Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)

Obscure double glazed window to the rear aspect. Paneled 'P' shaped bath with mixer tap and mains fed electric 'Mira' shower over with glass screen. Pedestal hand wash basin with mixer tap; low level w.c. Tiled walls; pendant light fitting; radiator.

Garden

Laid to lawn with patio seating areas; timber sheds; log store; green house; outside watering tap; wall light. Gated access to the front.

Bedroom Three

7' 3" x 6' 5" (2.21m x 1.95m)

Double glazed window to the front aspect. Pendant light fitting. Radiator.



Tenure: Freehold

Council Tax Band: B



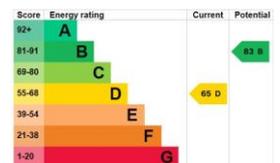
Floorplan to follow

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 2BP

Identity Checks

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