

Plot 53

Cygnets Rest | | Drakes Broughton | WR10 2AP

Guide Price £499,950

COOPER & CO

Key features

- DETACHED HOUSE
- 3 BEDROOMS - MAIN WITH ENSUITE AND FITTED WARDROBES BEDROOM 2 WITH FITTED WARDROBES
- ADDITIONAL HOME HUB
- KITCHEN DINING FAMILY ROOM AND UTILITY
- TWO RECEPTION ROOMS
- FAMILY BATHROOM, EN-SUITE & WC
- PRIVATE REAR GARDEN
- DRIVEWAY AND GARAGE
- EXCLUSIVE KENDRICK HOMES DEVELOPMENT
- VIEWINGS 7 DAYS A WEEK

Description

*** EXCLUSIVE THREE BEDROOM DETACHED HOUSE WITH HOME HUB CREATING VERSATILE LIVING ***

Property Includes:

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

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
2050 x 1400mm (6'9" x 4'7")

Lounge
3400 x 4757mm (11'2" x 15'7")

Reception Room
3400 x 1860mm (11'2" x 6'1")

Kitchen Dining Family Room
Kitchen – 3549 x 3100mm (11'8" x 10'2")
Dining – 3549 x 1805mm (11'8" x 5'11")
Family – 3549 x 1805mm (11'8" x 5'11")

Utility
2050 x 1860mm (6'9" x 6'1")

WC

Bedroom One
2760 x 3264mm (9'1" x 10'9")

Bedroom One En-Suite
1620 x 1675mm (5'4" x 5'6")

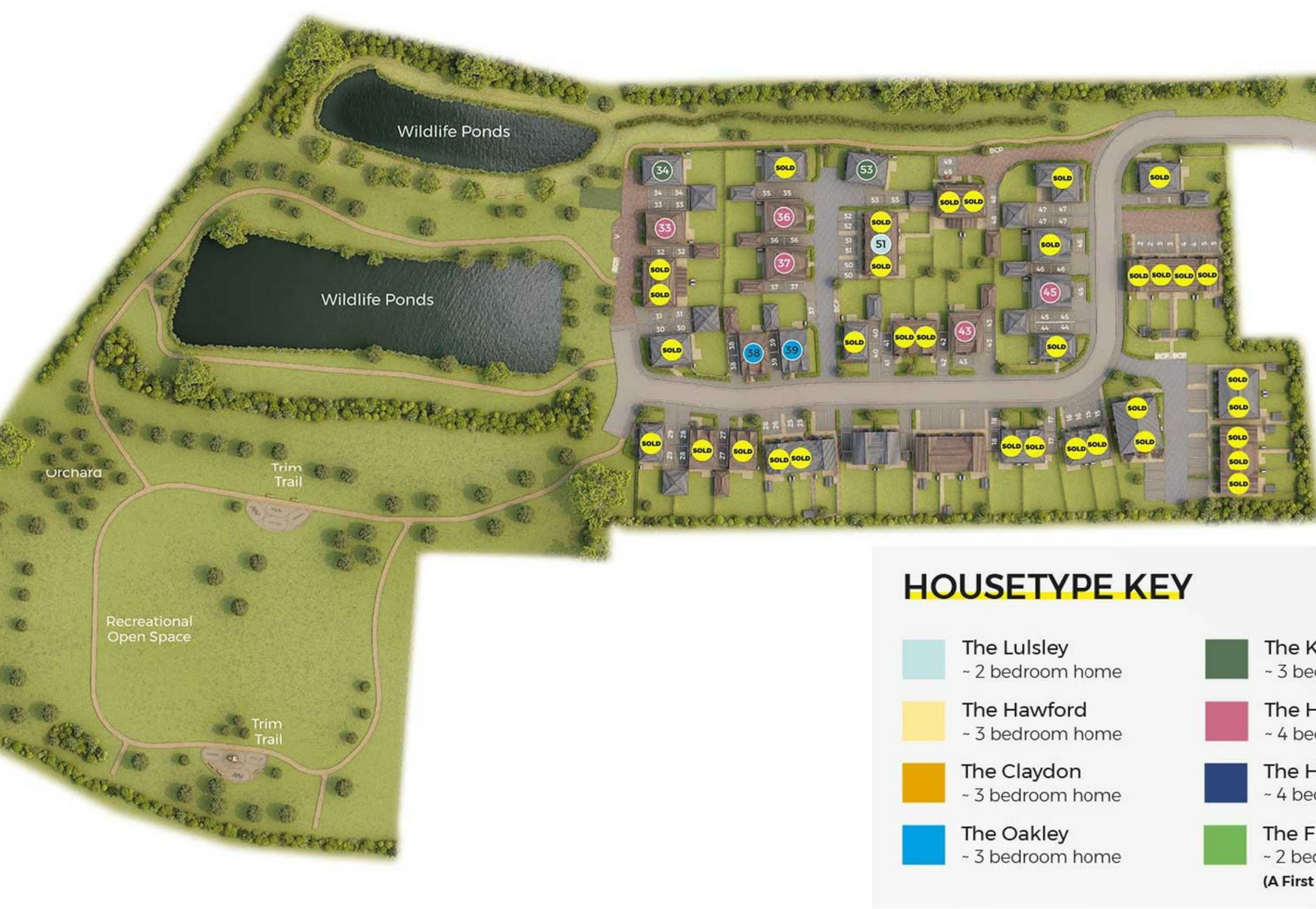
Bedroom Two
3560 x 3060mm (11'8" x 10'1")

Bedroom Three
3606 x 2660mm (11'1" x 8'9")









Home Hub
2490 x 2914mm (8'2" x 9'7")

Family Bathroom
2150 x 1675mm (7'1" x 5'6")

Rear Garden

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

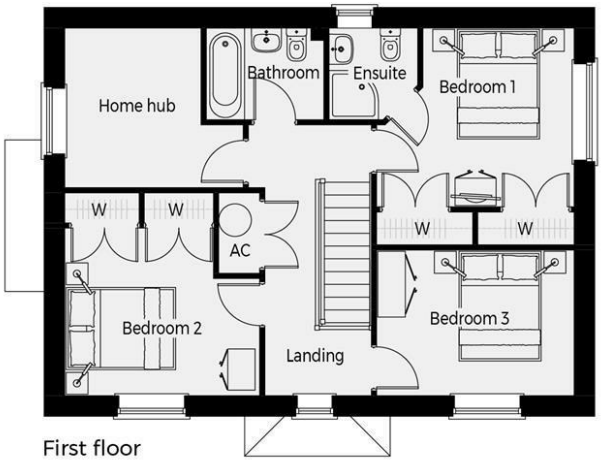
Agents Note
Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements.The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required.The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

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.

Floor plans

THE KINGSTON

3 bedroom home ~ plots 1, 30, 34, 35 & 53 (detached)



First floor

FIRST FLOOR

Bedroom 1
2760 x 3264mm (9'1" x 10'9")

Ensuite
1620 x 1675mm (5'4" x 5'6")

Bedroom 2
3560 x 3060mm (11'8" x 10'1")

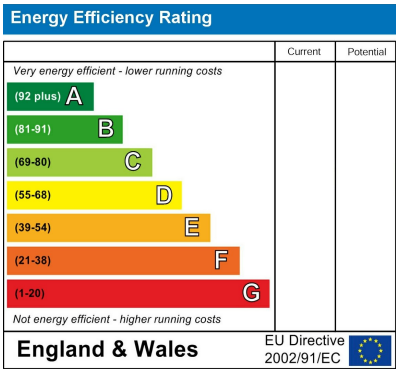
Bedroom 3
3606 x 2660mm (11'1" x 8'9")

Home hub
2490 x 2914mm (8'2" x 9'7")

Bathroom
2150 x 1675mm (7'1" x 5'6")

Total house size: 1375 sq.ft.

Plus two parking spaces and a detached garage.



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