



## Cyclone Court Drakes Bridge Road, Eckington

Guide Price **£450,000**

Situated in the sought-after village of Eckington, near Pershore, this well-presented two-bedroom detached bungalow offers generous accommodation alongside a valuable parcel of adjoining paddock land.

The property is approached via a driveway providing off-road parking and access to a single garage. Internally, the accommodation comprises an entrance hallway leading through to a spacious living room, a modern fitted kitchen, and a conservatory with a tiled roof providing additional reception space and enjoying views over the garden.

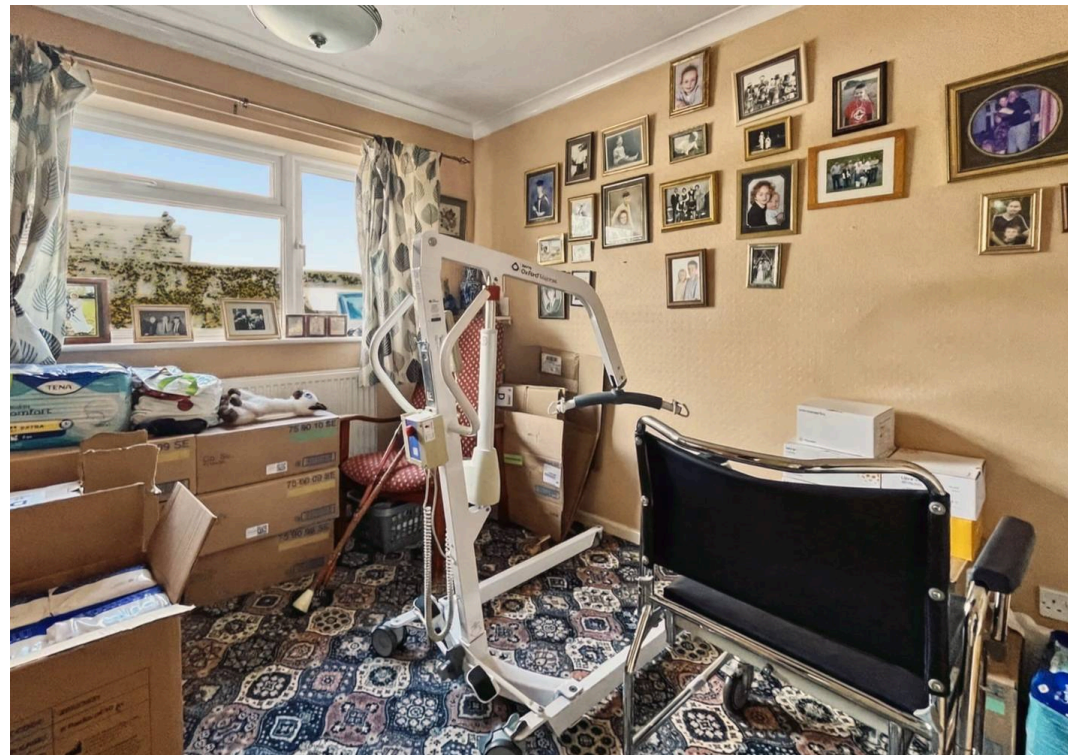
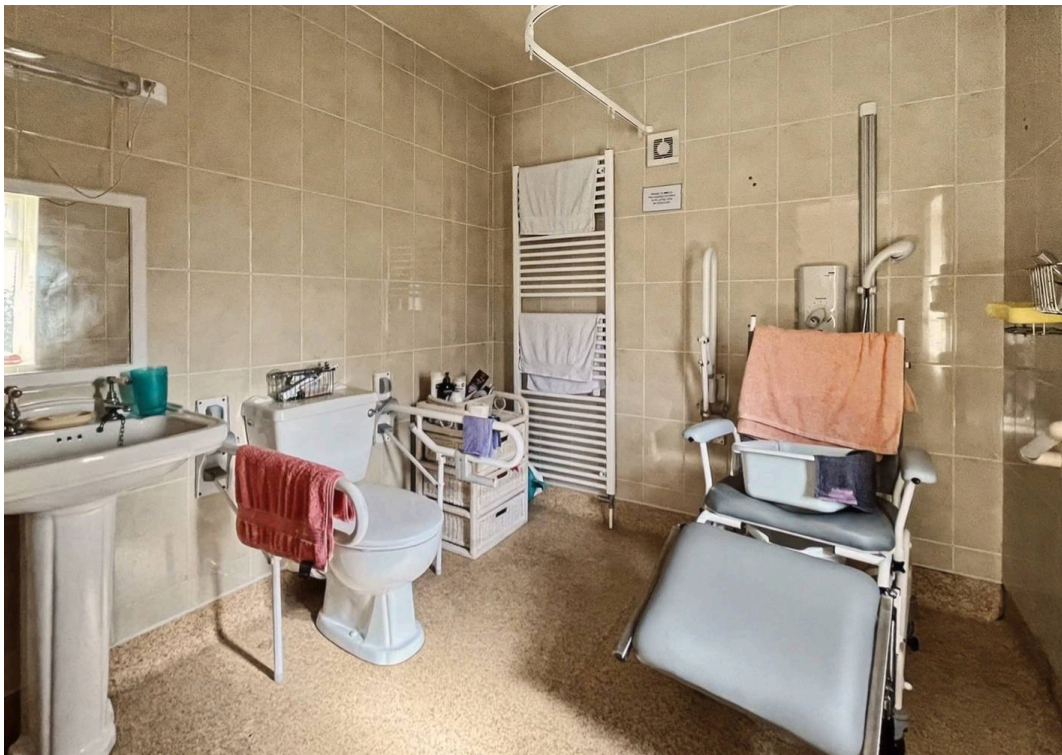
There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a separate main shower room. The layout offers comfortable single-storey living, well suited to a range of purchasers.

Externally, the gardens are predominantly laid to lawn with a patio seating area, creating an ideal space for outdoor enjoyment. A particular feature of the property is the gated access leading directly into the adjoining paddock land, which includes an orchard area and offers excellent amenity use.

The freehold paddock extends to approximately 1,372 square metres (0.34 acres) and is relatively level, providing scope for a variety of uses subject to the necessary consents. In addition, the property benefits from use of a further adjoining parcel of land extending to approximately 875 square metres (0.22 acres), held under a tenancy agreement at a current rent of £148.55 per annum.

The combined outdoor space offers significant lifestyle appeal, particularly for those seeking additional land for recreational, horticultural or small-scale equestrian purposes. There may also be potential for alternative uses or development, subject to obtaining the necessary planning permissions.



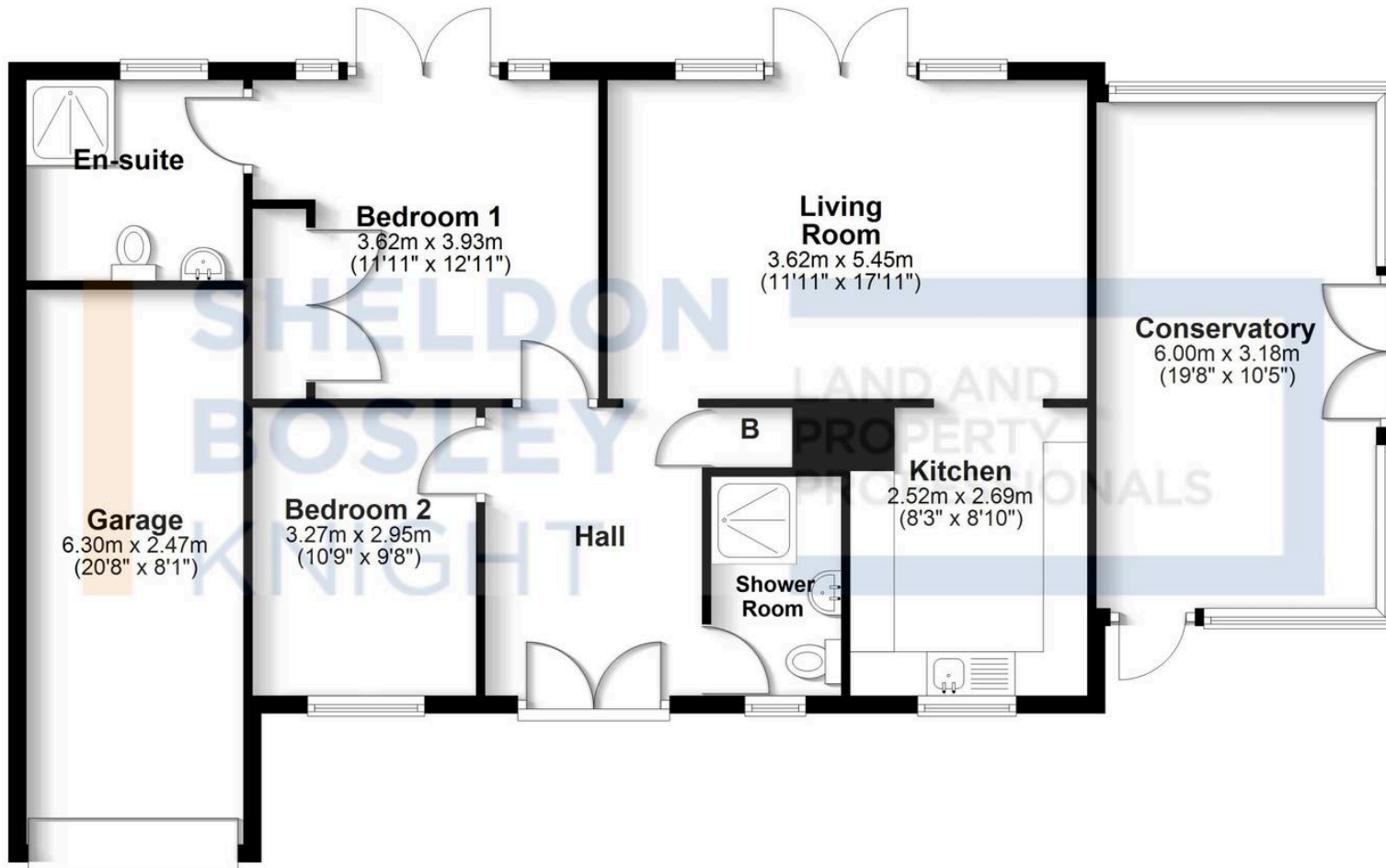






## Ground Floor

Approx. 107.2 sq. metres (1154.3 sq. feet)



Total area: approx. 107.2 sq. metres (1154.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.

## Sheldon Bosley Knight Evesham & Pershore

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.