



Williamson Way, Drakes Broughton

Asking Price: £795,000

- An immaculately presented four bedroom detached house with over 2,045 sq ft of accommodation
 - Finished to a high specification with upgrades throughout the property
 - Kitchen with integrated appliances, island and French doors to the South facing garden
 - Three reception rooms with the lounge benefiting from a log burning stove
 - Four double bedrooms, the main bedroom with dressing area
 - Family bathroom, en-suite to two of the bedrooms and a ground floor cloakroom
- Energy rated A - exceptional energy efficiency, very low running costs benefitting from solar panels

**Nigel Poole
& Partners**

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Drakes Broughton

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****AN EXCITING OPPORTUNITY TO PURCHASE A FABULOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, FINISHED TO A HIGH SPECIFICATION**** Located in the village of Drakes Broughton, on a private road, overlooking a dedicated green area, Spring Meadows, with an array of mature trees attracting wildlife. The rooms flow seamlessly and there is a lovely sense of light and space throughout. Entrance hallway; impressive kitchen/dining room with integrated appliances and substantial island; separate utility room; three reception rooms; and a cloakroom. On the first floor there are four bedrooms and a family bathroom, with a four-piece bathroom suite. Two of the bedrooms have generous en-suite shower rooms. The well stocked, South facing garden has an ample patio seating area, lawn and a bespoke storage shed and log store. There is a blocked paved driveway for multiple vehicles which leads to a double garage. An exceptional energy efficient home fitted with solar panels, with very low running costs, and minimal environmental impact. Still under NHBC guarantee. Located on the edge of a 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/ Post Office, 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

Block paved driveway for multiple vehicles leading to the double garage with an up and over electric door. Path to the front with a storm porch; laid to lawn with mature planted borders; gated access to the rear garden.

Entrance Hallway

Triple glazed compose door with side panels to the front aspect. Doors to the reception rooms; cloakroom and storage cupboard, double doors with glazing to the kitchen/ dining room. Stairs rising to the first floor. Coving to the ceiling; down lights; radiator.

Kitchen/Dining Room

Triple glazed window and French doors to the rear aspect. A range of wall and base units surmounted with Silestone worktop and upstand; integrated sink with mixer tap. Integrated 'NEFF' electric induction hob and extractor fan over, 'NEFF' double oven/microwave and larder fridge. Island with storage cupboards surmounted with worktop. Down lights; radiator; tiled flooring and door to the utility room.



Utility Room

Obscure triple glazed composite door to the side aspect. A range of wall and base units surmounted with worktop; sink and drainer with mixer tap. Wall mounted 'Ideal' gas fired boiler. Space and plumbing for a washing machine and tumble dryer; door to a storage cupboard. Down lights; radiator; tiled flooring.

Reception Room One

Triple glazed French doors with side glazing to the South facing rear garden. Log burner with granite hearth; pendant light fitting; radiator. Currently being used as the lounge.



Reception Room Two

Triple glazed bay window to the front aspect. Pendant light fitting; radiator. Currently being used as the formal dining room.

Reception Room Three

Triple glazed bay window to the front aspect, triple glazed window to the side aspect. Down lights; radiator. Currently being used as the study.

Cloakroom

Vanity hand wash basin with mixer tap; low level w.c. Part tiled walls; down lights; central heated ladder rail; tiled flooring.

Landing

Obscure triple glazed feature window to the side aspect. Doors to the bedrooms; bathroom and airing cupboard housing the hot water cylinder. Access to the loft which is boarded with shelving, light and power and fitted ladder.

Bedroom One

Triple glazed window to the rear aspect. Dressing area with two built in double wardrobes with hanging rail and shelving. Pendant light fitting; radiator. Door to the en-suite.



En-suite to Bedroom One

Obscure triple glazed window to the rear aspect. Mains fed walk-in shower with rainfall and hose attachment, glass screen; Vanity hand wash basin with mixer tap; low level w.c. Shaver point; down lights; extractor vent; central heated ladder rail; fully tiled walls and flooring.

Bedroom Two

Triple glazed window to the front aspect. Built in double wardrobes with hanging rail and shelving. Pendant light fitting; radiator. Door to the en-suite.



En-suite to Bedroom Two

Obscure triple glazed window to the side aspect. Mains fed walk-in shower with rainfall and hose attachment, glass screen; Vanity hand wash basin with mixer tap; low level w.c. Shaver point; down lights; extractor vent; central heated ladder rail; fully tiled walls and flooring.

Bedroom Three

Triple glazed window to the front aspect. Two built in double wardrobes with hanging rail and shelving. Pendant light fitting; radiator.

Bedroom Four

Triple glazed window to the rear aspect. Pendant light fitting; radiator.

Family Bathroom

Obscure triple glazed window to the front aspect. Free standing bath with mixer tap and shower attachment; mains fed shower cubicle with rainfall and hose attachment, glass screen; Vanity hand wash basin with mixer tap; low level w.c. Shaver point; down lights; extractor vent; central heated ladder rail; fully tiled walls and flooring.

South-facing Rear Garden

Laid to lawn with mature planted borders including an array of flowers, shrubs and trees. Patio seating area with path to the garage and gated access to the front. A bespoke timber shed and log store. Solar panels to the roof.

Additional Information

Kendrick's planning development information

Tenure: Freehold

Council Tax Band: G

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 2FR

Identity Checks

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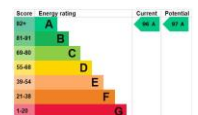
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