



Beech Avenue, Drakes Broughton

Guide Price: £275,000

- Two bedroom semi-detached house in popular residential location
- Lounge with feature electric fireplace and archway into kitchen
- Recently fitted kitchen/diner with sliding doors into the garden
- Two double bedrooms and family bathroom
- Recently fitted windows and doors with long standing warranty
- South easterly facing patio garden with sun throughout the day
- Driveway and garage for multiple vehicles
- Sought after village location with amenities and transport links

**Nigel Poole
& Partners**

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Drakes Broughton

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****WELL PRESENTED HOME WITH DRIVEWAY AND GARAGE – IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS**** Entrance Hall; inviting lounge featuring a stylish electric flame-effect fire, creating a warm and cosy living space; newly fitted kitchen with a dedicated dining area and sliding doors opening onto the patio, seamlessly connecting indoor and outdoor living. The first floor offers two well-proportioned double bedrooms, both benefiting from pleasant natural light, along with a modern family bathroom fitted with a contemporary suite. Externally, the property enjoys a low-maintenance, south-easterly facing rear garden with a patio area—perfect for relaxing or entertaining. To the front, a generous driveway provides off-road parking for multiple vehicles and leads to a garage, offering additional storage or workshop potential. Situated in the popular village of Drakes Broughton, the property is conveniently located within a short walk of local amenities, including a shop, pub and primary school, while also offering easy access to nearby towns and transport links—ideal for those seeking village living with everyday convenience.

Front

Driveway. Wall lights; door to garage; gated side access.

Entrance Hall

Double glazed window to the front aspect. Feature glazed door to the side aspect; pendant light fitting; radiator. Stairs rising to the first floor; tiled flooring.

Lounge

Double glazed window to the front aspect. Solid wooden mantel with electric flame effect fire. Pendant light fitting; radiator. Door leading to the entrance hall.

Kitchen/Dining Room

Newly fitted double glazed window to the rear aspect and obscure glazed door to the side aspect. Newly fitted wall and base units with laminate worktop; composite sink and drainer with single lever mixer tap; part tiles walls. Space and plumbing for dishwasher; washing machine; oven and fridge. Fluorescent tube lighting and pendant light fitting; radiator. Sliding doors to the patio garden; archway into lounge; door to pantry style cupboard.



Landing

Obscure glazed window to the side aspect. Pendant light fitting; access to loft; radiator. Doors leading to bedrooms; bathroom and airing cupboard housing boiler.

Bedroom One

Dual aspect double glazed windows to the front aspect. Pendant light fittings; radiators. Door leading to the landing.



Bedroom Two

Double glazed window to the rear aspect. Pendant light fitting; radiator. Door leading to the landing.

Family Bathroom

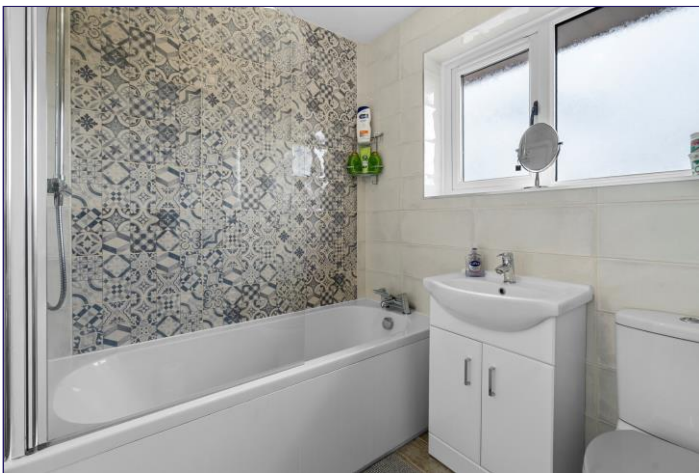
Obscure glazed window to the rear aspect. Alcove bathtub with over head mains fed rainfall shower and mixer taps; vanity hand wash basin with single lever mixer tap; low level w.c.; central heated ladder rail. Pendant light fitting; tiled walls and flooring. Door leading to the landing.

South Easterly Garden

Patio with gravelled zoned areas; raised step. Gated side access; door to garage. Wall light; tap.

Garage

Up and over door. Light and power; space for tumble dryer and freezers. Door to garden.



Tenure: Freehold

Council Tax Band: C

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 2BJ

Identity Checks

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Total Area: 79.9 m² ... 860 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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