

Plot 45

Cygnets Rest | | Drakes Broughton | WR10 2AP

Guide Price £517,950

COOPER & CO

Key features

- SPACIOUS FOUR BEDROOM DETACHED HOME
- PREMIUM LAKE VIEW
- OPEN KITCHEN DINING FAMILY ROOM
- LOUNGE & STUDY
- FAMILY BATHROOM, WC, X2 EN-SUITE'S & UTILITY
- 4 BEDROOMS - MAIN WITH DRESSING ROOM & ENSUITE, BEDROOM 2 WITH ENSUITE
- PRIVATE REAR GARDEN
- DRIVEWAY AND GARAGE
- EXCLUSIVE KENDRICK HOMES DEVELOPMENT
- VIEWINGS 7 DAYS A WEEK

Description

*** EXCLUSIVE FOUR BEDROOM DETACHED HOUSE WITH SPACIOUS KITCHEN DINING FAMILY ROOM AND VERSATILE LIVING ***

Property Includes:

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

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/Cloakroom
975 x 1960mm (3’2” x 6’5”)

Lounge
3121 x 4856mm (10’3” x 16’)

Study
2456 x 2289mm (8’1” x 7’6”)

Kitchen Dining Family Room
2603 x 4674mm (8’7” x 15’4”)

Utility
1388 x 1960mm (4’7” x 6’5”)

Bedroom One
3178 x 3572mm (10’5” x 11’9”)

Bedroom One Dressing Room
1611 x 1374mm (5’3” x 4’6”)

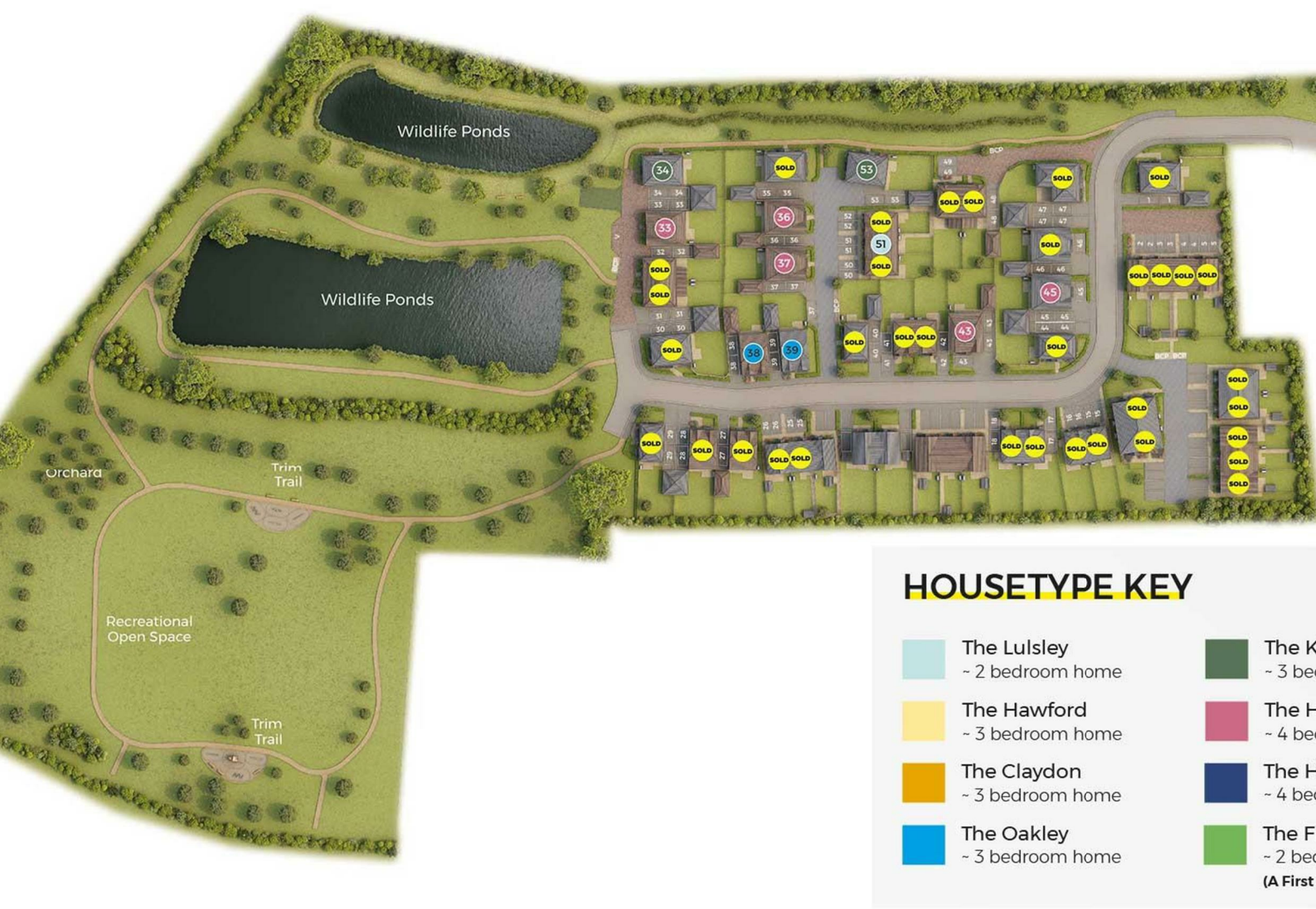
Bedroom One En-Suite
1625 x 2301mm (5’4” x 7’7”)

Bedroom Two
2518 x 3571mm (8’3” x 11’9”)









Bedroom Two En-Suite
1425 x 2339mm (4'8" x 7'8")

Bedroom Three
2807 x 3070mm (9'3" x 10'1")

Bedroom Four
2500 x 3107mm (8'2" x 10'2")

Family Bathroom
1935 x 2347mm (6'4" x 7'8")

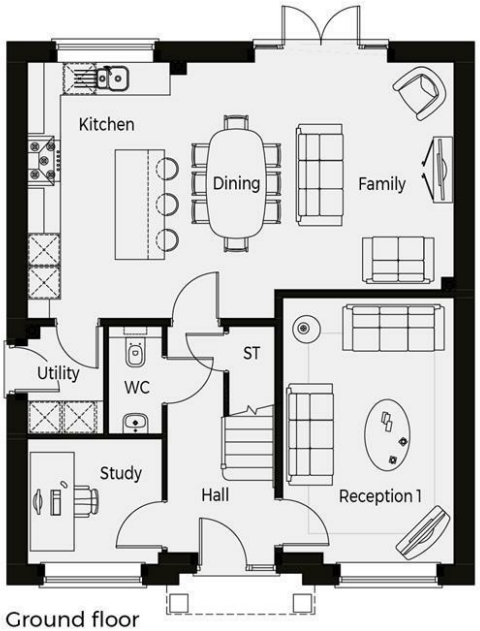
Rear Garden
Landscaped rear garden, with turf.

Additional Information
Energy Efficient Features
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

Floor plans

THE HENLEY

4 bedroom home ~ plots 33, 36, 37, 43, 45 & 46 (detached)



Ground floor

GROUND FLOOR

Reception 1
3121 x 4856mm (10'3" x 16')

Kitchen
2603 x 4674mm (8'7" x 15'4")

Dining
2589 x 4675mm (8'6" x 15'4")

Family
2590 x 4676mm (8'6" x 15'4")

Study
2456 x 2289mm (8'1" x 7'6")

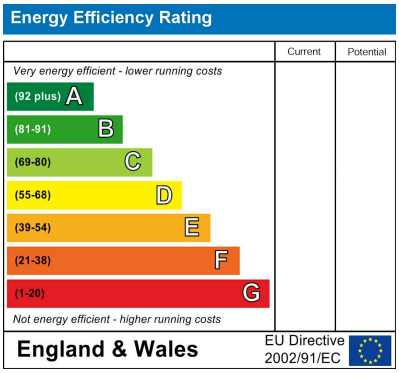
Utility
1388 x 1960mm (4'7" x 6'5")

Cloak Room
975 x 1960mm (3'2" x 6'5")

Total house size: 1540 sq.ft.

Plus three parking spaces and a detached garage (plots 37, 43, 45 & 46).

Plus two parking spaces and a detached garage (plots 33 & 36).



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