



# Beech Avenue, Drakes Broughton

Asking Price: £300,000

- Two bedroom link detached bungalow
- Beautiful views over open countryside to the rear
- Cul-de-sac location
- Sitting/dining room
- Kitchen open plan into a conservatory
- Utility room
- Bathroom with corner bath
- Low maintenance rear garden
- Car port and off road parking

Nigel Poole  
& Partners

# Beech Avenue

Drakes Broughton

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\*\*TWO BEDROOM LINK DETACHED BUNGALOW WITH LOVELY REAR VIEWS OVER SURROUNDING COUNTRYSIDE\*\* Good sized entrance hall (which could also be used as a study area); 22 foot sitting/dining room with bow window; kitchen with archway into a conservatory; utility room; low maintenance rear garden. Quiet cul-de-sac location. Sought after village location with amenities including shop with post office, two public houses, hairdresser, fish and chip and pet supply store. The village also has a church, first and middle school, recreation ground and village hall.

## Front

Block paved drive with car port.

**Entrance Hall/Study Area** 11' 9" x 9' 5" (3.58m x 2.87m)

Obscure double glazed entrance door with side window. Further double-glazed window. Airing cupboard housing Worcester gas fired boiler, hot water cylinder and shelving. Radiator.

**Sitting Room** 22' 1" x 11' 4" max (6.73m x 3.45m)

Double glazed bow window to the front aspect. Fireplace with wooden surround and living flame gas fire. Two radiators.



**Kitchen** 13' 10" x 9' 4" (4.21m x 2.84m)

Range of wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Space for cooker with extractor. Integrated dishwasher. Tiled splash backs and floor. Radiator. Archway into conservatory.



**Conservatory** 18' 2" x 8' 8" (5.53m x 2.64m)

Being of double glazed upvc construction with door into the garden. Wall lights. Radiator.



## Utility Room 8' 0" x 6' 1" (2.44m x 1.85m)

Double glazed window to the rear. Space for fridge freezer, washing machine and tumble dryer. Radiator.

## Bedroom One 10' 11" x 9' 4" (3.32m x 2.84m)

Double glazed window to the rear. Radiator.



## Bedroom Two 9' 11" x 7' 6" (3.02m x 2.28m)

Double glazed window to the front aspect. Radiator.

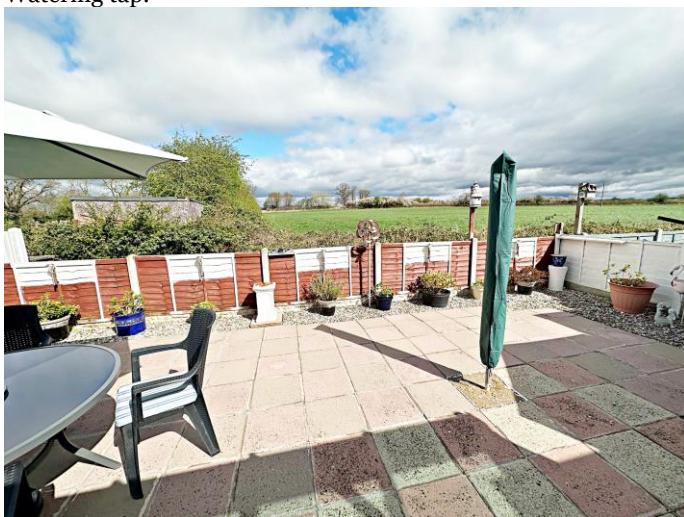
## Bathroom 9' 1" x 7' 8" (2.77m x 2.34m)

Obscure double-glazed window to the front aspect. Window into the utility. Corner bath with mixer/shower head tap and Triton electric shower over. Pedestal wash hand basin with built in vanity unit above. Low level w.c. Fully tiled walls. Radiator.



## Rear Garden

Enclosed by fencing with views over surrounding countryside. Gate at one side leading to the front. Hard landscaped. Watering tap.



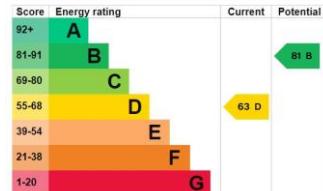
Tenure: Freehold

Council Tax Band: C

## Broadband & Mobile Information:

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<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2BJ

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