



# Hollyblue Close, Drakes Broughton

Offers Over: £450,000

- An immaculate family home overlooking open green space with views to Bredon Hill
- Same footprint as a four bedroom but built as a three to have good sized bedrooms, a master with dressing area and larger bathroom
- Neutrally decorated throughout with a warm and welcoming ambiance
- Lounge overlooking the rear garden
- Superb open plan kitchen/dining/family room
- Master bedroom with dressing area and en-suite
- Family bathroom and ground floor w.c.
- Rear garden with pergola covered seating area
- Detached garage and drive providing ample off road parking

Nigel Poole  
& Partners

# Hollyblue Close

Pershore

Offers Over: £450,000

**\*\*AN IMMACULATE FAMILY HOME WITH A WARM AND WELCOMING AMBIANCE AND LOVELY VIEWS AT THE FRONT OVER OPEN GREEN SPACE TO BREDON HILL\*\*** Built in 2019 by Elan Homes, this detached home is still under NHBC guarantee with approximately 6 years remaining. The property is built with the same footprint as the four bedroom homes but the current owner chose to have three bigger bedrooms, a bigger bathroom plus a dressing area to the master bedroom. It is neutrally decorated throughout and finished to a high standard. Entrance hall with cloaks cupboard and w.c.; lounge with French doors into the garden; superb open plan kitchen/dining/family room - kitchen with integrated appliance including induction hob, oven/grill, microwave, fridge, freezer, washing machine and dishwasher. Three bedrooms - master with en-suite and dressing area. Two front bedrooms with views. Garden with lovely pergola covered seating area. Detached garage and drive providing ample parking. Drakes Broughton is a sought after village with amenities including a shop with post office, two public houses, primary school, village hall and recreational park, fish and chip shop and hairdresser. It is a short drive to the new Worcestershire Parkway station with direct links to London.

## General

This property has triple glazing throughout. It is still under the NHBC guarantee with approximately x years remaining. It has dual zone heating.

## Front

The front garden is laid to lawn with hedge planting. A block paved pathway leads to the entrance door under an open fronted porch. The driveway to the side of the property provides ample off road parking.

## Entrance Hall 10' 0" x 5' 2" (3.05m x 1.57m)

Entrance door with obscure glazed panel. Stairs to the first floor with cloaks cupboard below. Radiator.



## Lounge 10' 11" x 14' 8" (3.32m x 4.47m)

French doors with side windows into the rear garden. Further window to the side aspect. Two radiators. Television point. Engineered wood flooring.



## Superb Kitchen/Dining/Family Room

A dual aspect room with ceramic tiled floor throughout. Views to Bredon Hill at the front.

## Kitchen Area 13' 8" x 9' 5" (4.16m x 2.87m)

Window with views over the open green space to Bredon Hill. Fitted with a range of dove grey gloss wall and base units surmounted by granite work surface with upstands. Inset one and a half bowl sink with mixer tap. Integrated 'eye level' oven/grill and microwave; four ring induction hob with extractor hood; fridge; freezer; washing machine and dishwasher. One cupboard houses the wall mounted gas fired combination boiler (Ideal).

## Dining/Family Area 14' 7" x 9' 5" (4.44m x 2.87m)

French doors with side windows into the rear garden. Two radiators.

## W.C. 6' 0" x 3' 5" (1.83m x 1.04m)

Obscure window to the front aspect. Low level w.c. Wash hand basin with mixer tap. Tiled splash backs. Radiator. Tiled floor.

## Landing

Airing cupboard. Access into the loft. Radiator.

## Bedroom One 18' 9" max x 9' 1" (5.71m x 2.77m)

Window to the rear aspect. Archway into dressing area with fitted wardrobes and shelves. Radiator.



## En-Suite 6' 3" x 5' 8" (1.90m x 1.73m)

Obscure window to the side aspect. Corner shower cubicle with mains fed shower. Villeroy and Boch vanity unit. Low level w.c. Part tiled walls and tiled floor. Heated towel rail.

## Bedroom Two 12' 3" x 9' 11" (3.73m x 3.02m)

Window to the front with far reaching views to Bredon Hill. Radiator.

## Bedroom Three 9' 11" x 8' 7" min (3.02m x 2.61m)

Window to the front - also with far reaching views to Bredon Hill. This room has extensive fitted wardrobes to one wall. Radiator.

## Bathroom 9' 8" x 6' 9" (2.94m x 2.06m)

Obscure window to the side. Panelled bath with mains fed shower and glass screen. Villeroy and Boch vanity unit. Low level w.c. Part tiled walls and tiled floor. Heated towel rail. Extractor fan.



## Rear Garden

The enclosed garden has gated access onto the drive leading to the garage. The garden is laid to lawn with a pathway leading to the raised pergola covered seating area (with raised planters) at the rear of the garden. The garden has a water tap.



**Detached Garage** 18' 11" x 11' 2" (5.76m x 3.40m)

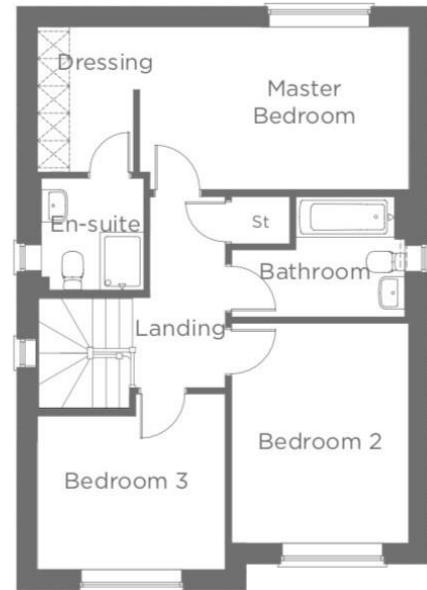
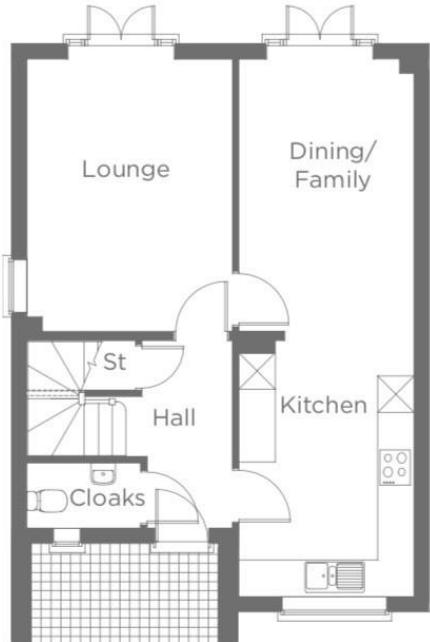
With up and over door. Light and power. Storage into the roof space.

**Council Tax Band: E**

**Tenure: Freehold**

**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 2BW



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