



# Worcester Road, Drakes Broughton

Asking Price: £835,000

- An immaculately presented five bedroom detached family home with double garage
- Built in 2019 by M Squared Homes - a family owned and run multi-award-winning housebuilder with a reputation for quality construction
- An energy efficient home with underfloor heating and solar panels
- Lounge, snug, superb open plan kitchen/dining/family room
- Office, utility room, cloakroom and family bathroom
- Five bedrooms - two with en-suites
- Bedroom five is currently used as a dressing room
- Landscaped rear garden

**Nigel Poole  
& Partners**

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## Drakes Broughton

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**\*\*AN IMMACULATE FIVE BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE\*\*** Built in 2019 by M Squared Homes, this stunning property has been designed and finished to an exacting standard with quality fixtures and fittings throughout. You approach the house through double electric/remote controlled gates onto a gravelled drive which leads to the double garage and entrance door. The impressive entrance hall has an oak and glass staircase and fabulous multi-drop pendant light. The dual aspect lounge has French doors into the garden. The heart of this home is the superb triple aspect open plan kitchen/dining/family room. Fitted with a range of units with central island with marble work surfaces the kitchen has integrated appliances with the seating area having a wood burner. There is also a snug, office, utility room and cloakroom on the ground floor. On the first floor are five bedrooms - all with Juliette balconies. Two bedrooms with en-suites plus a family bathroom. The landscaped rear garden has patio seating areas and a variety of colourful planting. 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, 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

Double electric/ remote controlled gate. Gravelled driveway with feature planted bed. Pathway to the entrance door. Gated access into the rear garden. Exterior lighting.

### Entrance Hall

An impressive entrance hall with floor to ceiling double glazed window and door overlooking the rear garden. Oak and glass staircase to the first floor. Fabulous three drop pendant light fitting. Two built in cupboards - one cloaks and one with controls to the ground floor under floor heating system and telephone point. Wood effect flooring. Doors into the kitchen/dining/family room, lounge, snug, office and w.c.

### Kitchen/ dining/ family room

Double glazed triple aspect awning windows to the front, side and rear. Three sets of French doors into the garden. Kitchen area fitted with a range of wall and base units surmounted by marble worktop and upstands. Central island with 'Neff' induction hob with extractor hood above. Integrated 'Neff' oven/microwave/ warming draw; 'Neff' dishwasher, wine fridge and built in fridge/ freezer. Dining/ family area with wood burner. Television point. Luxury vinyl tiled flooring. Ceiling down lights.



### Lounge

A dual aspect room with double glazed windows and two sets of French doors into the rear garden. Downlights to the ceiling. Feature pendant light fitting. Television point.



### Snug

Double glazed window and French doors to the front aspect. Ceiling down lights. Television point.

### Office

Double glazed window to the side aspect. Ceiling down lights. Wood effect flooring.

### Cloakroom

Obscure double-glazed window to the front aspect. Pedestal hand wash basin with tiled splashback. Low level vanity w.c. Ceiling down lights and extractor fan. Heated towel rail. Wood effect flooring.

### Utility Room

Fitted with a range of wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and tumble dryer. Space for an American style fridge freezer. Ceiling down lights and extractor fan. Luxury vinyl tiled flooring. Door into the kitchen dining/family room.

## Gallery Landing

A gallery landing with double glazed awning windows to the front aspect. Cupboard housing the pressurised hot water system, underfloor heating and solar panel controls. Further storage cupboard. Doors into the bedrooms and bathroom. Ceiling down lights.

## Bedroom One

Double glazed windows to the rear and side aspects with French doors and Juliette balcony to the rear. Television point and USB sockets; Pendant light fitting. Door into the en-suite.



## En-suite to Bedroom One

Obscure double-glazed window to the side aspect. Large walk-in shower cubicle with rainfall shower head and hose attachment, glass screen and door. Vanity hand wash basin with mirror and shaver point above. Low level w.c. Ceiling down lights and extractor fan. Heated towel rail. Tiled flooring and part tiled walls.

## Bedroom Two

Double glazed awning window to the front aspect. Double glazed window and door to the rear with Juliette balcony. Walk in wardrobe with hanging rail. Pendant light fitting. Door into the en-suite.

## En-suite to Bedroom Two

Obscure double-glazed window to the side aspect. Large walk-in shower cubicle with mains fed rainfall shower and hose attachment. Vanity hand wash basin. Low level w.c. Part tiled walls and floor. Ceiling down lights and extractor fan.

## Bedroom Three

Double glazed window and door to the rear aspect with Juliette balcony; Built in wardrobes with oak doors. Pendant light fitting.

## Bedroom Four

Double glazed window and door to the rear aspect with Juliette balcony. Pendant light fitting. Access into the insulated loft with light and ladder.



## Bedroom Five

Currently being used as a dressing room. Double glazed window and door to the front aspect with Juliette balcony. Fitted with a range wardrobes and shelving. Airing cupboard with shelving and Worcester gas-fired boiler.

## Family Bathroom

Obscure double-glazed window to the side aspect. Large walk-in shower cubicle with rainfall shower head and hose attachment, glass screen and door. Panelled bath with mixer tap. Vanity hand wash basin with mirror and shaver point above. Low level w.c. Ceiling down lights and extractor fan. Heated towel rail. Tiled flooring and part tiled walls.

## Detached Double Garage

Up and over door to the driveway with light and power. There is an electric/ remote controlled system for the door which is currently disabled.

## Rear Garden

Landscaped rear garden with patio seating areas. Lawn with central feature and gravelled pathways. Planted beds and borders. Exterior lighting. Electric point. Watering tap. Far reaching views to Bredon Hill (although this may change in the future depending on proposed development at the rear).

## Additional Information

An outline planning application has been submitted for the field behind this property. The application is for 45 dwellings including 18 affordable dwellings. Wychavon Planning Application: W/24/01485/OUT. Having looked at the proposed site layout the house behind Highfield is going to be a detached home of approximately 1,463 sq. ft. - the largest being built on the development.

**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 2AQ



Floor 0 Building 1



Floor 1 Building 1

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Approximate total area<sup>2</sup>

211.2 m<sup>2</sup>

2274 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

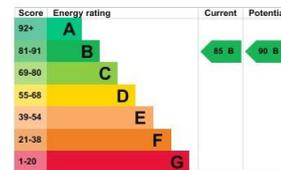
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.

## MISREPRESENTATION ACT 1991

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