Bomford & COFFEY LIMITED

ESTATE AGENTS

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Residential Sales Particulars

62 Stonebow Road, Drakes Broughton, Worcestershire. WR10 2AR

For Sale **Price £449,950**

AN EXTENDED, DETACHED THREE BEDROOM FAMILY HOME REFURBISHED TO A VERY HIGH STANDARD, COMPLETE WITH LANDSCAPED GARDEN, GARAGE AND DRIVEWAY.

Canopied Entrance Porch, Hallway, Cloakroom, Lounge, Good-Sized Dining Room, Superior Fitted Kitchen, Three Bedrooms, Quality Bathroom Suite, Designed Low Maintenance Garden with Summerhouse, Garage, Front Garden and Ample Off-Road Parking.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

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Situation

Number 62 Stonebow Road has been the subject of much improvement by the present vendors, transforming this property into showhouse quality both internally and externally. The main working areas which have been improved are the central heating system, the lighting and the double-glazing. There is new exterior cladding and an electrically operated garage door. The new flooring is Karndean and laid in the new cloakroom, the new kitchen and the new bathroom. The property is re-decorated internally with a light reflective colour allowing a bright and naturally light house. In all the transformation is superb and early viewing is highly recommended to avoid disappointment.

Stonebow Road is a popular residential road through Drakes Broughton with St. Barnabas First and Middle Schools at the top near the B4084 Worcester Road, where there has been new development created for the village. The local public house, namely The Oak, is halfway down this road with a turning into Shrubbery Road or a connection to the main trunk road A44 also to Worcester and Evesham.

Drakes Broughton is a popular residential village which has had development over the last few years and now supports local church and recreation ground. There is a shopping precinct and useful post office with stores. There is neighbourhood watch and situated conveniently for Worcester and the M5.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outline regions. The motorway is approximately six miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

Viewing

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Entrance Porch with interlocking tiled canopy over brick pillars with uPVC ceiling having inset modern lights over herringbone brick frontage to front door with chrome accessories, security lock and opaque glazed side panels.

Reception Hall with wood effect floor covering, upright radiator with individual thermostatic control, useful under stair storage cupboard, stairway leading to first floor and doors off to

Cloakroom with vanity unit with concealed cistern low flush WC, hand wash basin with tiled splashback, circular wall mirror and eye-level opaque glazed window. Pendant light point, upright chrome radiator/towel rail and base level storage cupboard. Pull cord light switch.

Lounge measuring approximately 14'6" x 12'3 (4.42m x 3.73m) a naturally light room with rear elevation double glazed windows, panelled radiator with individual thermostatic control, marble fireplace with mantle shelf and hearth, with log effect gas stove inserted. Wall light points, coved ceiling and multi socket power points. TV aerial socket and Openreach BT (USB) point. Dimmer switch. Wall mounted thermostatic control, through to

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Dining Room measuring overall approximately 12'0" x 19'8" (3.36m x 5.99m) maximum. Karndean floor covering, front elevation double glazed windows, multi socket power points, panelled radiator with individual thermostatic control, ceiling light points with dimmer switches. Rear elevation fully glazed double doors with side panels into garden. Coved ceiling and door into

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Fitted Kitchen measuring overall approximately 18'4" x 11'2" (5.59m x 33.4m) maximum, with quality range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Enclosed gas boiler and storage cupboards. Shelving and central island unit with power connected, base level storage cupboards and further shelving, wine rack and bin storage drawer. Plumbing for dishwasher, plumbing for automatic washing machine. Ceramic single drainer sink unit with mixer tap. Rear elevation double glazed window. Wall mounted storage cupboards and display cabinets. Rangemaster Professional Deluxe cooker with ceramic induction hob and extractor fan over. Space for large fridge/freezer, larder cupboard storage, inset ceiling lights and Karndean floor covering. Panelled radiator with individual thermostatic control, dimmer switch. Fully glazed door to rear and door into the integral garage.

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Stairway from the reception hall, leads up to first floor landing with balustrading and timber handrail.

Landing with access hatch to roof void, boarded loft area, ladder and light point. Useful storage cupboard also with light point. Doors off to

Bedroom One measuring approximately 14'2" x 9'1" (4.32 x 2.77m) with front elevation double glazed window, full length roller blind and multi socket power points. Upright panelled radiator with individual thermostatic control, ceiling light point.

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Bedroom Two measuring approximately 10'2" x 8'10" (3.1m x 2.69m) with front elevation double glazed window, panelled radiator with individual thermostatic control. Light and power points, dimmer switch.

Bedroom Three measuring approximately 9'5" x 9'8" (2.87m x 2.2.95m) with rear elevation double glazed window with roller blind. Panelled radiator with individual thermostatic control, light and power points, TV aerial point.

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Bathroom with new suite, measuring approximately overall 14'7" x 5'3" (4.45m x 1.6m) with rear elevation opaque double-glazed windows with roller blinds. Extractor fan, inset ceiling lights. Central bath with individual mixer tap and shower attachment. Upright towel rail/radiator. Large walk-in shower with shower head on wall bracket and top shower head. Manual hot water temperature controls. Fixed glazed shower screen. Fully ceramic tiled surrounds. Vanity unit with storage cupboard under, low flush WC and further base level storage cupboards. Large wall mirror over. Karndean floor covering, pull cord light switch.

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Outside the Property

Integral Garage with automatic internal light and electrically operated up and over door, measuring approximately 15'6" x 11'8" (4.72m xx 3.56m) with multi socket power points, electric and gas meter points, consumer unit and front courtesy door.

The Rear Garden

This has been landscaped to enjoy recreation and flower border style gardening. Central Astro turf, slate paving and attractive retaining wall with engineered blue brick capping to flower border being a generous size and well stocked with an interesting variety of plants and shrubs making a colourful back stop to this essentially low maintenance garden. Prominent feature is the summer house, measuring internally 9'0" x 9'0" (2.74m x 2.74m) approximately. Connected to power, a wall mounted electric radiator and ceiling spotlights. An interesting design, of flexible usage, with glazed double doors and windows. There is external power in the garden and external lights, and mains water tap. There is gated side access to the front.

To the front there is brick paved driveway and gravel hard standing, ample off-road parking and access to the garage. Sculptured lawn and colourful flower border, ornamental cherry and seasonal plants behind low retaining wall with mature hedgerow.

Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band D**

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Rear Garden

Summerhouse

Retained Borders

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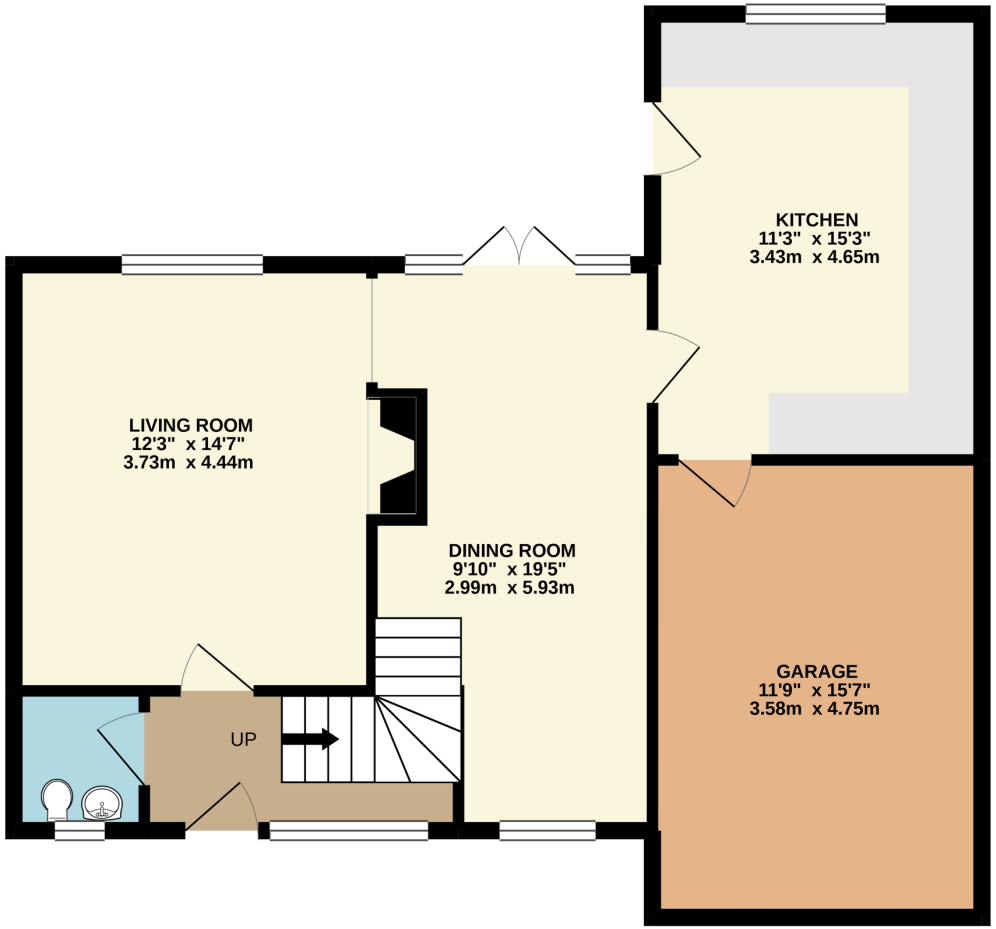
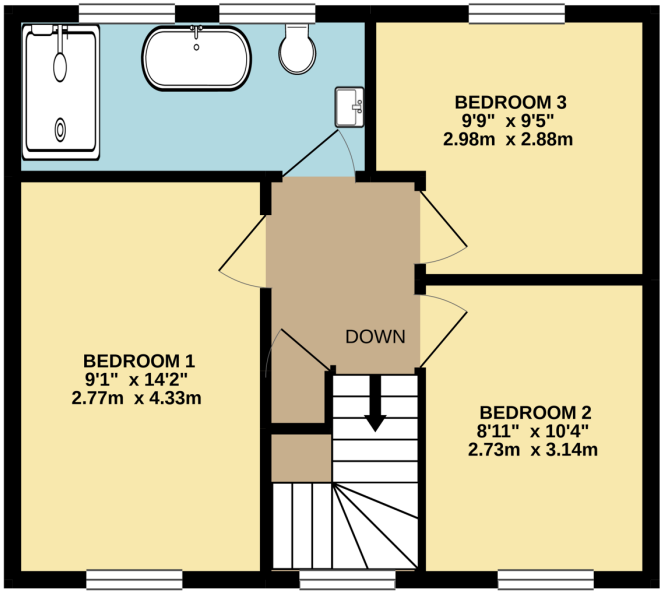
GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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