



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 33 BORASTON DRIVE

BURFORD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8AG

OFFERS IN EXCESS OF  
**£300,000**



**A MODERN DETACHED HOUSE ON THE EDGE OF TOWN  
AND CLOSE WALKING DISTANCE TO OPEN COUNTRYSIDE.**

- KITCHEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- BATHROOM & CLOAKROOM
- ATTRACTIVE GARDENS
- DETACHED GARAGE
- DRIVEWAY PARKING

### NICK CHAMPION LTD

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)





# 33 BORASTON DRIVE, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8AG

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.7, Ludlow – 10, Leominster – 10.5, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 signed Kidderminster and proceed for 0.4 mile before turning left into Boraston Drive and take the first right hand turn and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The property is situated on a popular edge of town residential development and is within level walking distance of the town centre as well as enabling easy access to the surrounding countryside walks. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, primary and secondary schools, a cinema, swimming pool and gym, and a range of clubs and societies.

33 Boraston Drive is a well-appointed detached house constructed circa 2001 by Henry Boot Homes of mellow brick elevations under a clay tiled roof. The property is set back on a generous plot with attractive and established front and rear gardens. The property has UPVC double glazing, gas fired central heating, a detached garage, ample parking space and level gardens.

## ACCOMMODATION

A partially glazed entrance door opens into the entrance hall with adjacent cloakroom with corner hand basin and wc. The sitting room has a Valor gas fire on a marble effect hearth with a wood surround, and sliding patio doors to the conservatory, which in turn has French doors opening out onto the rear garden. The dining room opens into the kitchen which has a useful understairs cupboard, a range of white base and wall units incorporating a sink/drain, an integral Creda electric double oven and hob with an extractor hood over, plumbing for a washing machine, space for a fridge/freezer and housing for the Ideal Classic boiler; and with a part glazed door opening onto the rear garden.

Stairs from the entrance hall rise up to the first floor landing. The master bedroom has a built-in wardrobe and fitted wardrobes and overhead storage, and an ensuite with a Mira Sport electric shower, pedestal basin and wc. The double bedroom has an airing cupboard with a tank and shelving. There is a further single bedroom and a family bathroom with a bath with a Mira Sport electric shower over, a pedestal basin and wc.

## OUTSIDE

A tarmac driveway with parking space for two cars leads to a detached large single garage (17'6" x 8'2") with a metal up and over garage door, power, light and a pedestrian door to the rear garden. The front garden is mostly laid to lawn with shrub and flower beds and borders and a paved path from the parking area to the entrance of the property.

A solid gated side access leads to the enclosed west facing rear garden which has a patio entertaining area adjacent to the property, a lawn with attractive flower and shrub borders, and a timber garden shed (5'10" x 5'9").

## SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2384-7230-2207-6871>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## VIEWING

By prior appointment with the Agent: –  
Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Photographs taken on 7<sup>th</sup> July 2023

Particulars prepared July 2023.

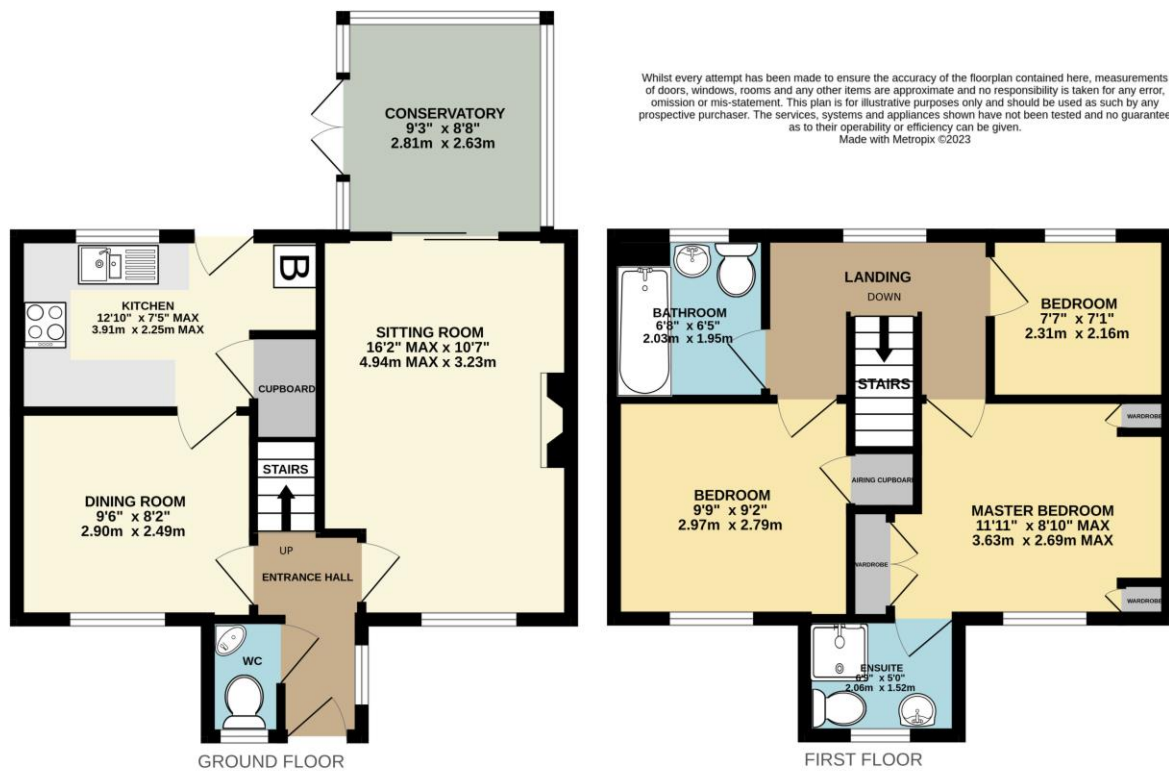
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.