



14 Keepers Close, Drakes Broughton

Pershore

Guide Price **£425,000**



14 Keepers Close

Drakes Broughton, Pershore

- No onward chain
- A 3/4 bedroom link-detached home in peaceful cul-de-sac location
- Comprehensively updated in 2018 with contemporary interior throughout
- Three generously proportioned double bedrooms including spacious principal bedroom
- Versatile ground floor accommodation including sitting room with log burner, dining area, study and snug
- Well-appointed kitchen with space for range cooker and separate utility room
- Ground floor bathroom, and first floor shower room
- Exceptional rear garden with covered entertaining areas ideal for year-round use, bar area, hot tub and pool table space
- Fully paved frontage providing generous off-road parking for multiple vehicles



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

A beautifully presented link-detached family home, situated in a peaceful cul-de-sac within the highly sought-after village of Drakes Broughton, enjoying a convenient position close to the market town of Pershore. Comprehensively updated in 2018, the property offers a smart, contemporary interior ideally suited to modern family living and is offered to the market with no onward chain.

The accommodation is thoughtfully arranged over two floors. The ground floor is accessed via a central entrance hall leading to a study, currently utilised as a home office / studio. The spacious main sitting room features an attractive log-burning stove and opens seamlessly into the dining area, where patio doors provide direct access to the rear garden—creating excellent flow for entertaining and everyday living.

The well-appointed kitchen offers a comprehensive range of fitted units, space for a range cooker and integrated appliances, complemented by a separate utility room providing practical storage and space for white goods.

Also on the ground floor is a stylish, fully tiled family bathroom with rainfall shower over the bath, and a versatile snug ideal as a playroom or additional reception space. A store room and access to the partially converted garage complete the ground floor, offering excellent storage solutions.

On the first floor, the landing gives access to three well-proportioned double bedrooms. The principal bedroom is particularly spacious, thoughtfully created by combining two original rooms during the renovation, while the third bedroom benefits from built-in storage. A contemporary shower room serves the first floor.



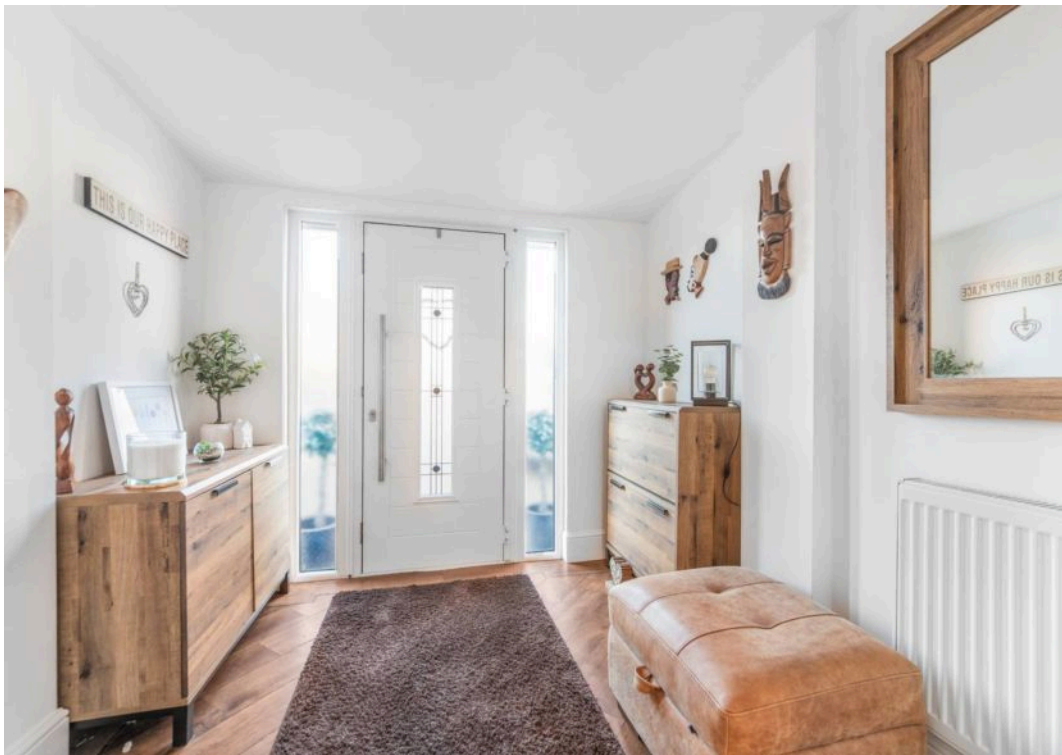
Externally, the property excels in both practicality and entertainment value. The rear garden has been designed with low-maintenance living and outdoor entertaining in mind, incorporating patio areas, artificial lawn and a covered seating space with power. A particular highlight is the fully constructed bar area complete with space for three bar fridges, alongside plenty of covered areas ideal for spring and summer entertainment, with winter cover perfect for enjoying the more pleasant days year-round. The generous proportions allow room for a hot tub and full-size pool table, with the garden enclosed by fencing and mature hedging for excellent privacy.

The front is fully paved, providing generous off-road parking for multiple vehicles.

Overall, an excellent opportunity to acquire a comprehensively updated family home in a desirable village location, offering versatile accommodation and superb outdoor space with no onward chain.

Drakes Broughton is a sought after Worcestershire village with great amenities including a shop, post office, public house, a recently installed adventure play park, St Barnabas CofE First and Middle School and is also in the catchment for Pershore High School. Proximity 3 miles towards Worcester is the recently opened Worcestershire Parkway train station which has main lines to London, Birmingham and Bristol, with ample parking. A few miles from Drakes Broughton in the other direction is the Georgian riverside market town of Pershore which provides high street shopping facilities and two supermarkets, together with an indoor market and a leisure complex. The motorway is approximately five miles distant at Worcester junction 7 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 horse racing.



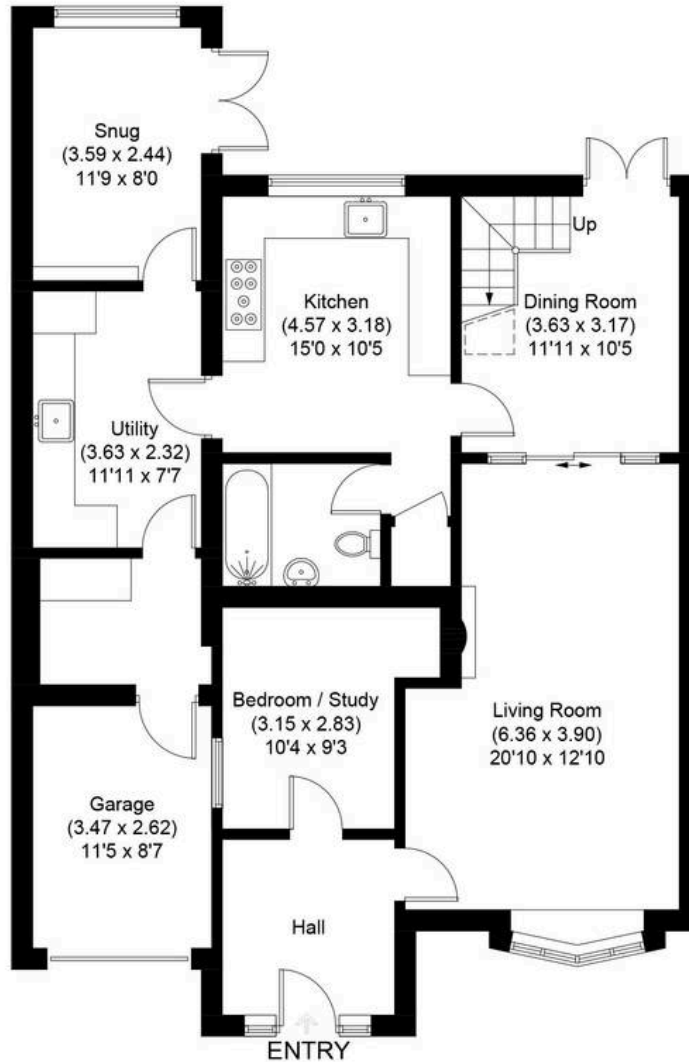







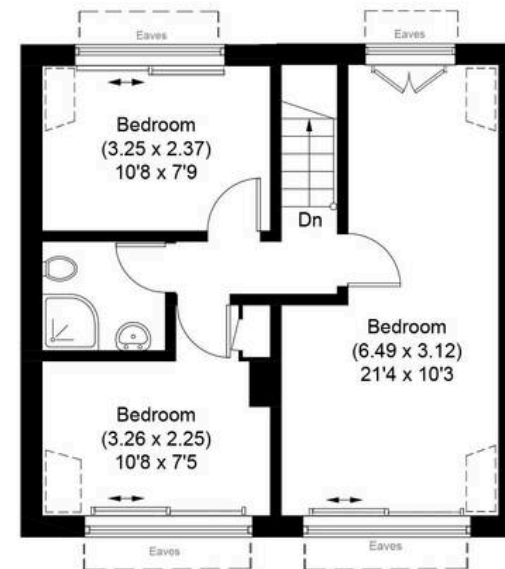
Keepers Close

Approximate Gross Internal Area
Ground Level = 104.8 sq m / 1128 sq ft
(Including Garage)
First Level = 43.1 sq m / 464 sq ft
Total = 147.9 sq m / 1592 sq ft



Ground Level

 = Reduced headroom below 1.5m / 5'0"



First Level

Illustration for identification purposes only, measurements are approximate, not to scale.



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