



8 Chestnut Close, Drakes Broughton

Pershore

Guide Price **£260,000**

 **JONES &
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BESPOKE ESTATE AGENCY



8 Chestnut Close

Drakes Broughton, Pershore

- Well-presented three-bedroom semi-detached home
- Approx. 757 sq ft (70.3 sq m) of accommodation
- Bright sitting room with attractive bay window
- Spacious kitchen/dining room with garden access
- Modern fitted shower room
- Substantial 21ft garage with front and rear access
- Attractive rear garden with patio terrace and lawn
- Gravelled driveway providing off-road parking
- Desirable Drakes Broughton village location with excellent transport links

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



The property is approached via a gravelled driveway providing off-road parking and access to a particularly generous garage which extends over 21 feet in length. This versatile space offers excellent storage, workshop potential or secure parking, with double doors to the front and rear access leading directly into the garden. Entering the home, a welcoming porch provides access to the principal reception room and staircase rising to the first floor. The sitting room is a bright and comfortable space, enhanced by a bay window to the front elevation, which allows natural light to flood the room while providing a pleasant outlook over the frontage. The proportions comfortably accommodate both seating and entertainment furniture, making it an ideal room for relaxing or entertaining.

To the rear of the property lies a well-appointed kitchen/dining room forming the heart of the home. Fitted with a range of contemporary units, ample work surfaces and space for appliances, the room is both practical and sociable in design. The dining area comfortably accommodates a table and chairs for everyday meals or hosting guests, while a door leads directly onto the rear terrace, allowing a natural flow between indoor and outdoor living.

The first floor offers three well-proportioned bedrooms arranged around a central landing. The principal bedroom provides generous space for a double bed and accompanying furniture, while the second bedroom is also well-sized and overlooks the rear garden. The third bedroom offers flexibility as a single bedroom, nursery or dedicated home office – ideal for modern working requirements. These rooms are served by a stylish shower room fitted with a modern suite including wash basin and WC.





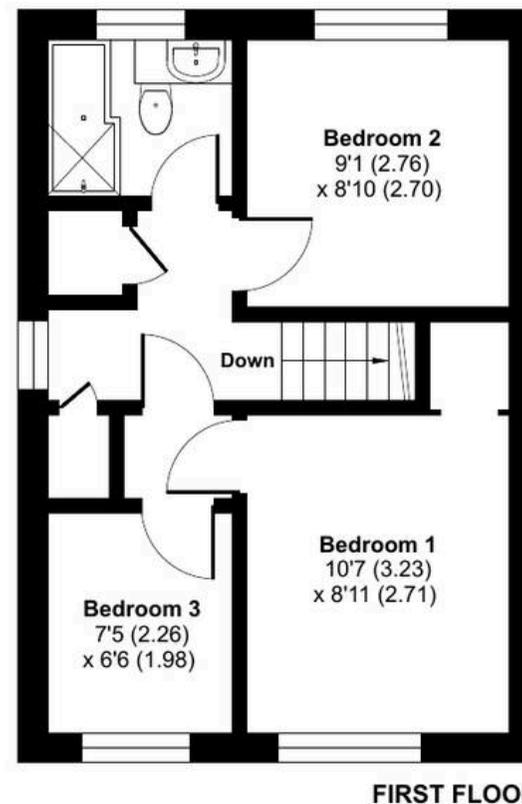
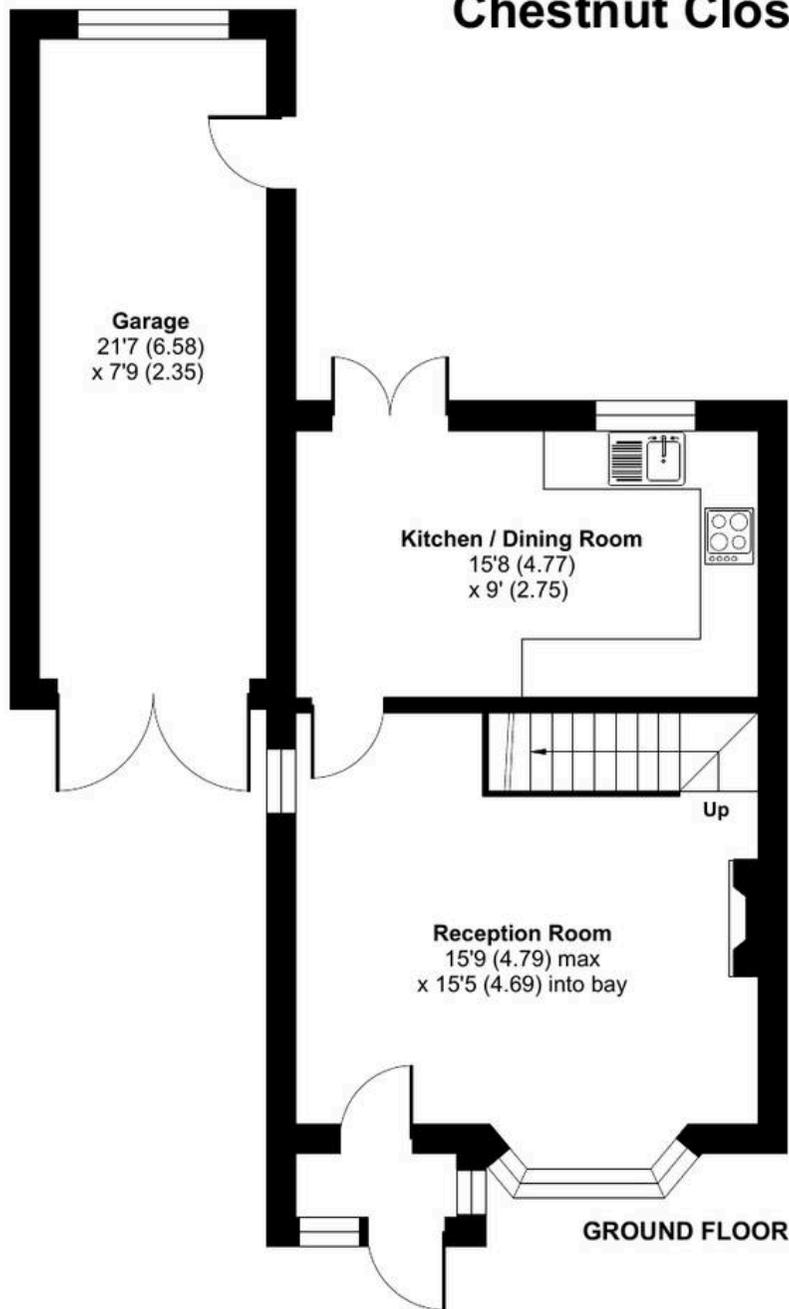
Chestnut Close, Drakes Broughton, Pershore, WR10

Approximate Area = 757 sq ft / 70.3 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 923 sq ft / 85.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jason Jones & Associates. REF: 1419772

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