



12 Hawthorne Close, Drakes Broughton

Pershore

Guide Price **£495,000**

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12 Hawthorne Close

Drakes Broughton, Pershore

- Extended four-bedroom detached family home
- a beautifully appointed kitchen with ample storage, worktop space, a breakfast bar area and built-in appliances, complemented by a separate utility room
- Impressive open-plan living/dining space with skylights
- Bi-fold doors opening onto the rear garden
- Separate reception room/snug to the front
- Dedicated home office/study
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Generous rear garden with patio, lawn and garden room
- Driveway parking and cul-de-sac village location

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



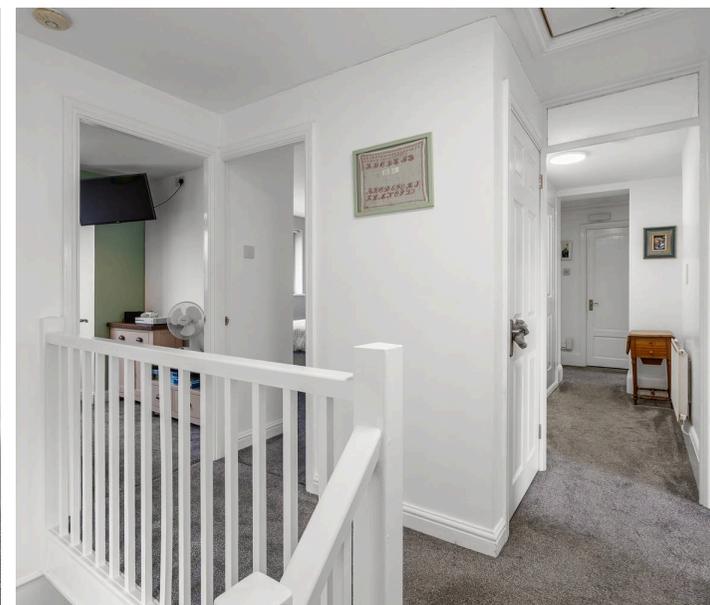
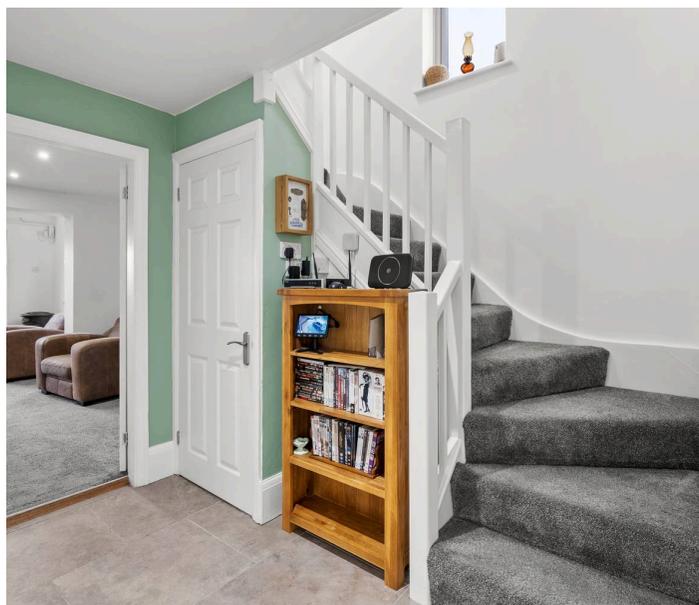
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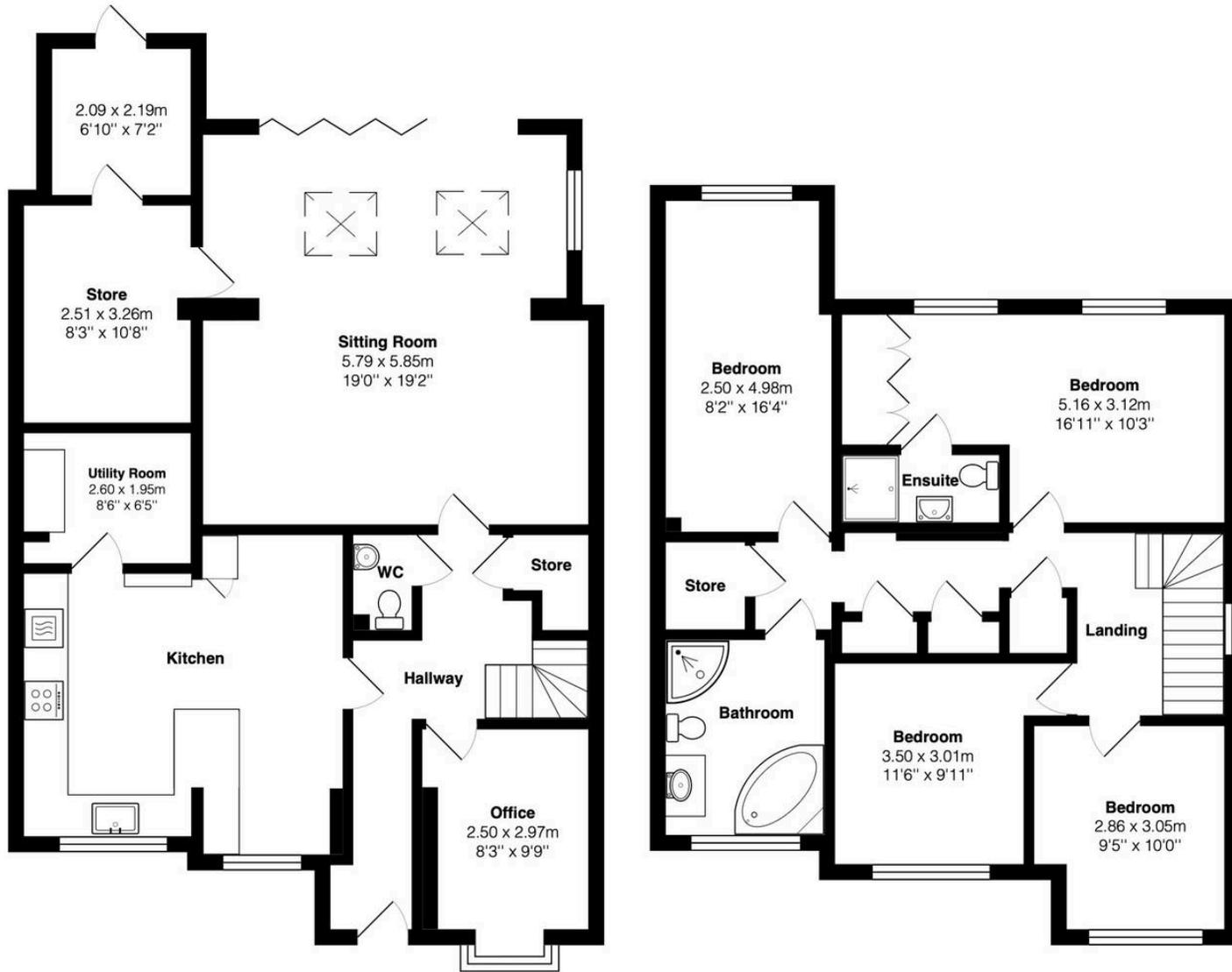
You can include any text here. The text can be modified upon generating your brochure. An extended and beautifully presented four-bedroom detached home, offering spacious and versatile accommodation ideal for modern family living, situated in a quiet cul-de-sac within the highly sought-after village of Drakes Broughton. This impressive home has been thoughtfully extended and improved to create a light-filled and contemporary living environment. The standout feature is the stunning open-plan sitting and dining area to the rear, designed as the heart of the home. This generous space benefits from skylights and full-width bi-fold doors, allowing natural light to flood in while providing seamless access to the rear garden—perfect for both everyday living and entertaining.

The ground floor also offers a beautifully appointed kitchen with ample storage, worktop space, a breakfast bar area and built-in appliances, complemented by a separate utility room for added convenience. To the front, a cosy reception room provides a more intimate space, ideal as a snug or formal lounge. A dedicated home office offers flexibility for remote working, alongside a convenient downstairs WC and additional storage.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, making the layout ideal for growing families or those requiring guest accommodation. The landing areas have great storage options.







Total Area: 170.0 m² ... 1830 ft²

All measurements are approximate and for display purposes only



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