



Hollyblue Close, Drakes Broughton, WR10 2BW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Located on an exclusive private estate with far-reaching views towards Bredon Hill and Pershore, this immaculate five-bedroom detached home offers generous and versatile living space throughout. Overlooking a green space to the front and side, the property combines a peaceful setting with high-quality interiors and an impressive specification.

On the ground floor, a welcoming hallway leads to a spacious living room that opens into a bright and airy garden room fitted with bi-fold doors and integrated blinds. The stunning kitchen/breakfast room spans the full depth of the house, with quartz worktops, a range of integrated AEG appliances including induction hob and double oven, and a separate utility area. A dining room, dedicated study and ground floor WC complete the layout.

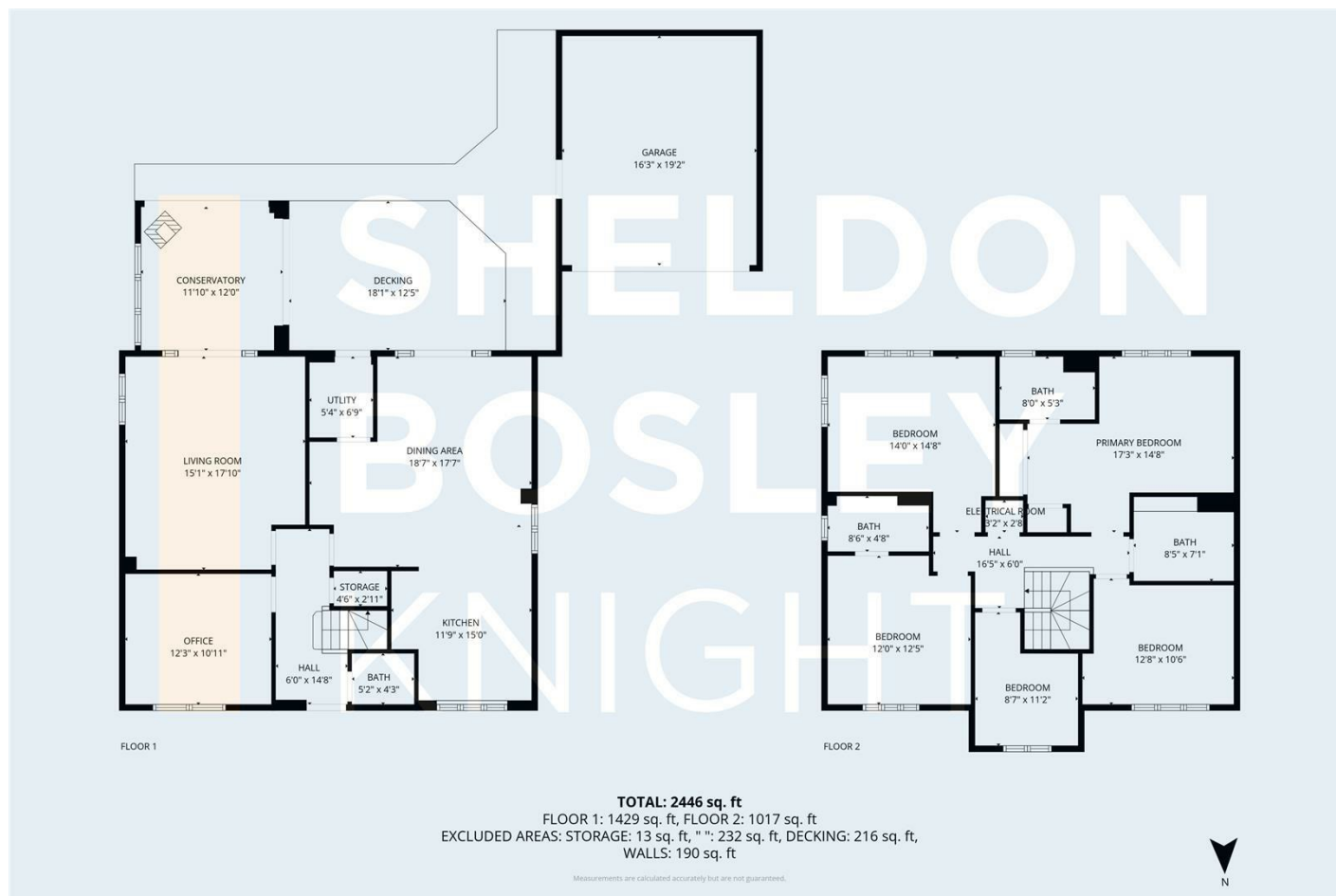
Upstairs, the property boasts five well-proportioned bedrooms. The impressive primary suite features a dressing room and en-suite, a second bedroom also features an en suite with the family bathroom serving the other three bedrooms. Fitted wardrobes are fitted in four of the five bedrooms.

Externally, the detached double garage with power and light sits alongside a driveway for multiple vehicles which also benefits from having a EV charger being installed. The landscaped rear garden includes a Millboard composite decking area with integrated lighting, a Contura eco wood-burning stove to the garden room, porcelain paving with granite edging, and a greenhouse with two large water butts, all designed to create a low-maintenance yet stylish outdoor space.

This is a rare opportunity to purchase a beautifully presented home on one of the area's most sought-after developments.







Key Features

- SPACIOUS FIVE BEDROOM FAMILY HOME
- LOCATED ON PRIVATE ESTATE WITH VIEWS TO BREDON HILL & PERSHORE
- OVERLOOKING GREEN SPACE TO FRONT AND SIDE
- IMMACULATE CONDITION THROUGHOUT
- SPACIOUS KITCHEN/BREAKFAST ROOM WITH UTILITY
- LIVING ROOM WITH GARDEN ROOM EXTENSION
- PRIMARY SUITE WITH DRESSING ROOM & EN-SUITE
- DETACHED DOUBLE GARAGE WITH DRIVEWAY PARKING
- REAR GARDEN MAINLY LAID TO LAWN WITH PATIO AREA
- EPC RATING = B

Guide Price
£695,000

EPC Rating - B

Tenure - Freehold

Council Tax Band - G

Local Authority -
 Wychavon District Council

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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