



12 Permain Way, Drakes Broughton
Pershore

Guide Price **£395,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



12 Permain Way

Drakes Broughton, Pershore

- A beautifully presented two double-bedroom detached bungalow, constructed in 2023
- Contemporary open-plan kitchen/dining room with integral appliances, breakfast bar and French doors to the garden
- A separate living room provides additional space for relaxation or entertaining
- Bedroom one with en-suite shower room and French doors to the garden
- Contemporary bathroom, with a bath and independent shower
- Storage cupboards
- Double glazed throughout, gas-fired central heating & "B" rated EPC
- Landscaped rear garden
- Garage & driveway parking for two vehicles
- Desirable Worcestershire village of Drakes Broughton – Church, Primary school, village shop & two public houses

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Spacious and Contemporary Layout: An open-plan kitchen/dining room with integral appliances, a breakfast bar, and French doors opening onto the garden, complemented by a separate living room for added versatility.

Luxurious Master Bedroom: The primary bedroom features an en-suite shower room and French doors opening to the garden, adding a touch of luxury and convenience.

Stylish Bathrooms: A modern family bathroom with a bathtub and independent shower for ultimate comfort.

Practical Details: Includes storage cupboards, double-glazed windows throughout, and efficient gas-fired central heating.

Outdoor Appeal: A beautifully landscaped rear garden, ideal for enjoying the outdoors, as well as a garage and driveway parking for two vehicles.

Charming Village Setting: Located in the vibrant village of Drakes Broughton, with a church, primary school, village shop, and two welcoming public houses just a short stroll away.

This exceptional bungalow seamlessly blends modern living with the charm of village life, making it an ideal choice for families, professionals, or downsizers.

Drakes Broughton is a sought-after Worcestershire village with great amenities including a shop, post office, public house, an 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 newly opened Worcestershire Parkway train station which has main lines to London, Birmingham and Bristol, with ample parking.





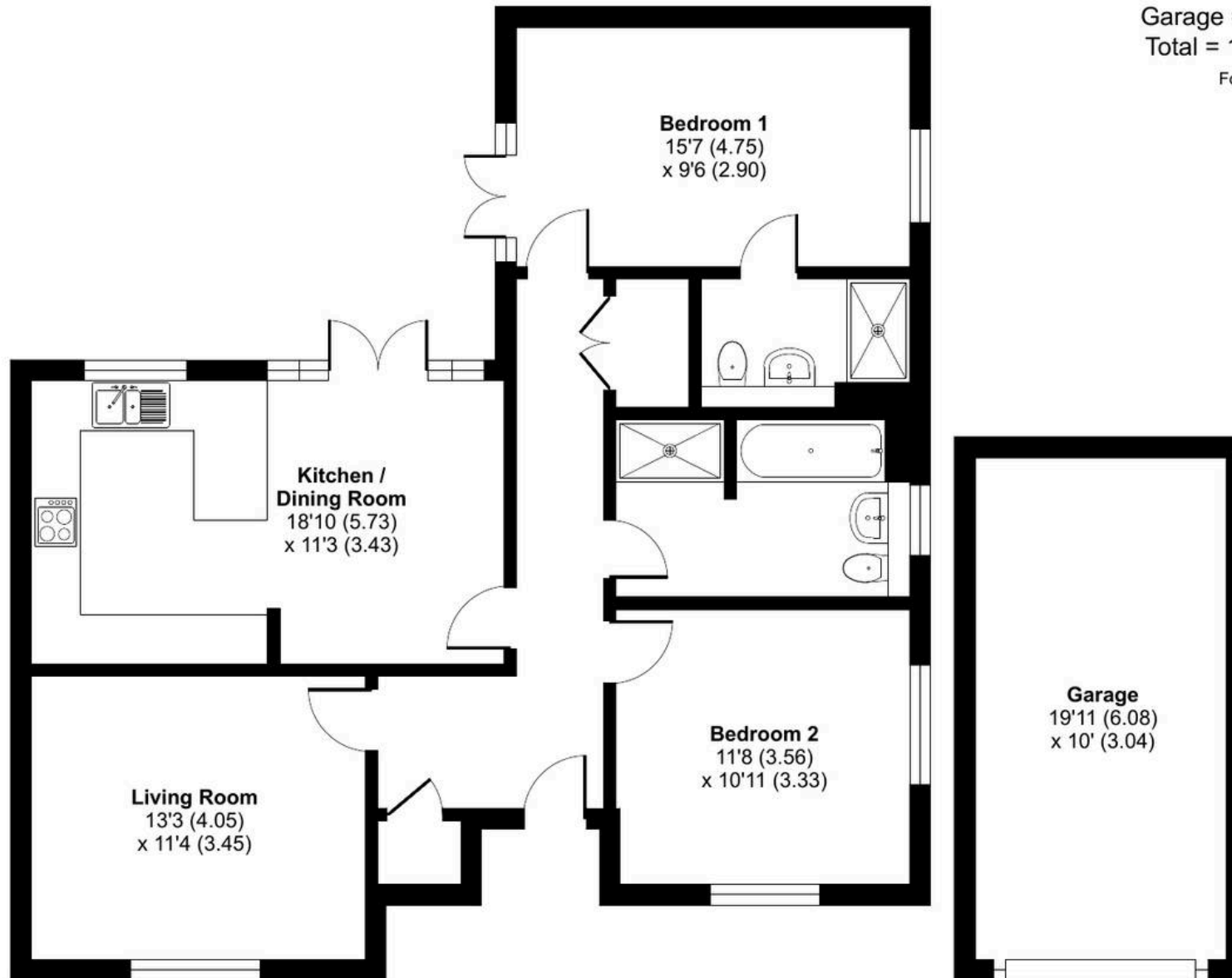
Permain Way, Pershore, WR10

Approximate Area = 940 sq ft / 87.3 sq m

Garage = 199 sq ft / 18.5 sq m

Total = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Jason Jones & Associates. REF: 1221088



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