



1 Croome Close, Drakes Broughton

Pershore

Guide Price **£475,000**

 **JONES &
ASSOCIATES**

BESPOKE ESTATE AGENCY



1 Croome Close

Drakes Broughton, Pershore

- A beautifully presented & spacious four bedroom home
- Living room with a feature fireplace surround.
- Dining room which leads to a bright and comfortable snug
- Spacious kitchen with built-in appliances and a breakfast bar
- Recently refurbished & contemporary en-suite with freestanding bath and shower cubicle
- Contemporary family shower room, also recently refurbished.
- Office / Study & a utility room, with generous storage and counter space
- Double glazed throughout, gas-fired central heating & a energy efficient "C" rated EPC
- Southeast-facing rear garden, garage, EV Charger & driveway parking for three vehicles
- Desirable Worcestershire village of Drakes Broughton – Church, primary school, village shop & two public houses

Located in the desirable Worcestershire village of Drakes Broughton, this spacious and beautifully presented four-bedroom home offers stylish and versatile living spaces, perfect for modern family life.

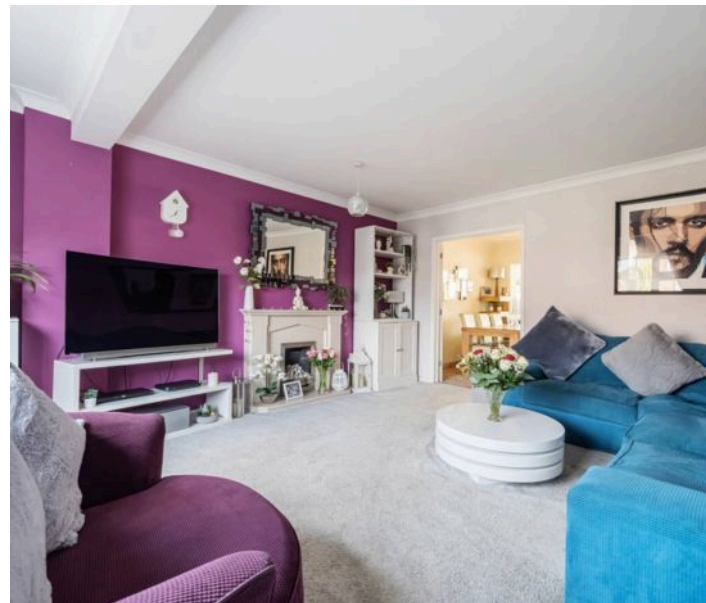
Council Tax band: D

Tenure: Freehold

The welcoming living room features an elegant fireplace surround, creating a cozy focal point, while the adjoining dining room flows seamlessly into a bright and comfortable snug. The well-appointed kitchen boasts built-in appliances, a breakfast bar, and ample workspace, complemented by a separate utility room with generous storage and counter space. A dedicated office/study provides the ideal space for home working. Upstairs, the property benefits from four well-proportioned bedrooms, including a stunning principal suite with a recently refurbished contemporary en-suite featuring a freestanding bath and shower cubicle. A stylish family shower room has also been recently refurbished and serves the remaining bedrooms. Double glazing and gas-fired central heating contribute to the home's impressive energy-efficient "C" rated EPC.

Outside, the beautifully tended southeast-facing rear garden provides a peaceful retreat, while the driveway to the front offers parking for three vehicles and access to the garage, with an EV Charger.

Situated in the heart of the village, residents enjoy easy access to local amenities, including a church, primary school, village shop, and two welcoming public houses.





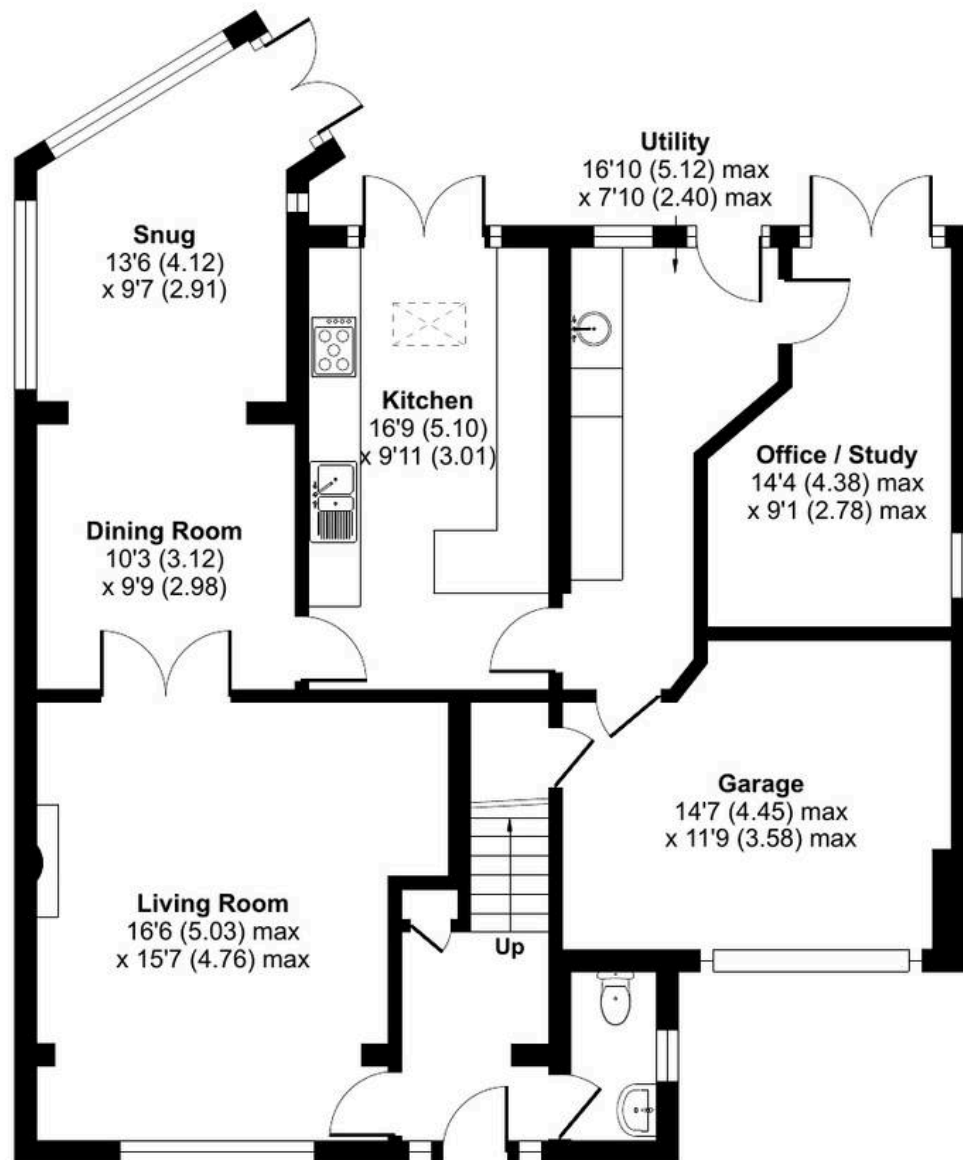
Croome Close, Pershore, WR10

Approximate Area = 1752 sq ft / 162.8 sq m

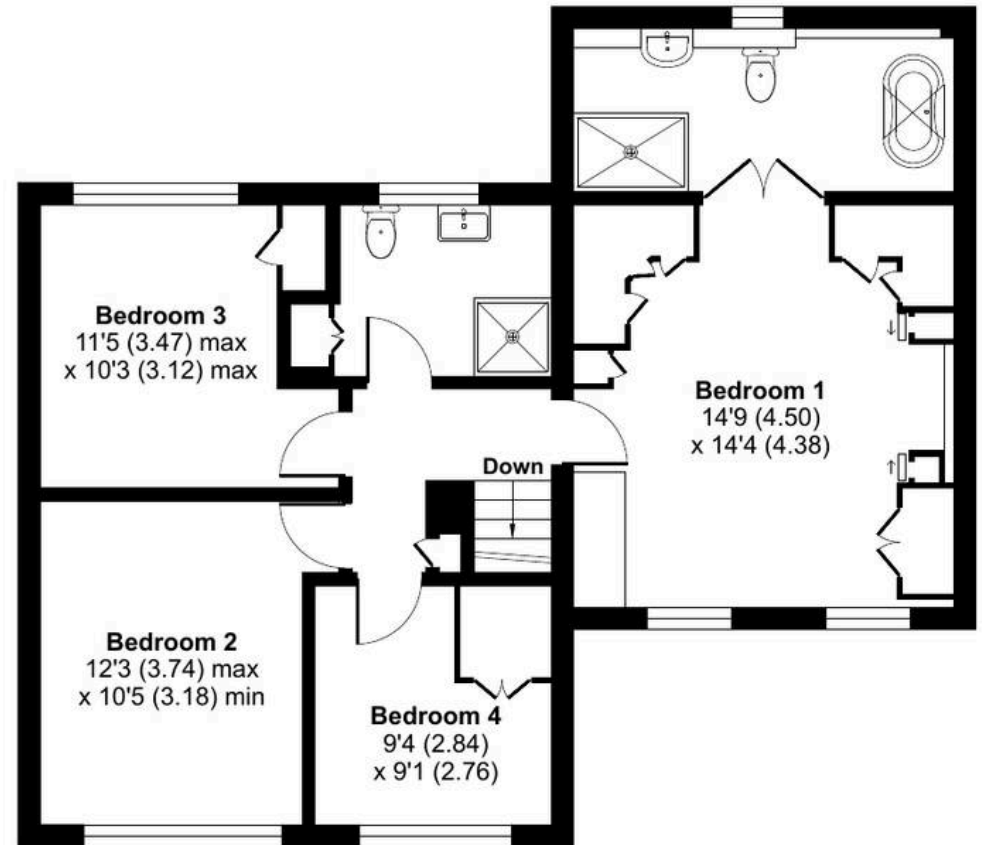
Garage = 161 sq ft / 14.9 sq m

Total = 1913 sq ft / 177.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jason Jones & Associates. REF: 1234046



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