



15, Moorcroft Fields  
Drakes Broughton  
Pershore  
WR10 2FY

**£285,000**



CHRISTIAN  
LEWIS  
PROPERTY



## 15 Moorcroft Fields, Drakes Broughton, Pershore, WR10 2FY

£285,000

CALLING ALL FIRST TIME BUYERS!

An Immaculately Presented Two Bedroom Semi-Detached Home, built in 2020 by Bovis Homes.

Situated in the sought-after village of Drakes Broughton, this beautifully presented two double bedroom semi-detached home, offers stylish and contemporary living accommodation throughout. Decorated in neutral tones, the property is truly move in ready and perfect for first time buyers, downsizers or investors alike.

The accommodation briefly comprises a welcoming entrance hall with downstairs WC, leading through to a spacious open plan living/dining room with patio doors from the living area open directly onto the generous rear garden. The adjoining kitchen has been thoughtfully upgraded and features a range of modern units along with integrated appliances such as washing machine, dishwasher, oven/hob and fridge freezer.

Upstairs, there are two well-proportioned double bedrooms. Bedroom 1 to the front of the property benefits from built-in wardrobes and a modern en-suite shower room. The bedroom to the rear is an impressive sized double with dual windows for natural light. In addition to the bedrooms, there is a family bathroom on the first floor with bath, over bath shower, basin and wc.

Externally, the property boasts a spacious, level rear garden predominantly laid to lawn with an extended patio area. It further boasts planted borders, and a sizeable garden shed. The side driveway can be accessed via the garden with a side access gate. Parking is offered to the side of the property on a tandem basis and will allow up to 3 vehicles.

### Important Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating B

### DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

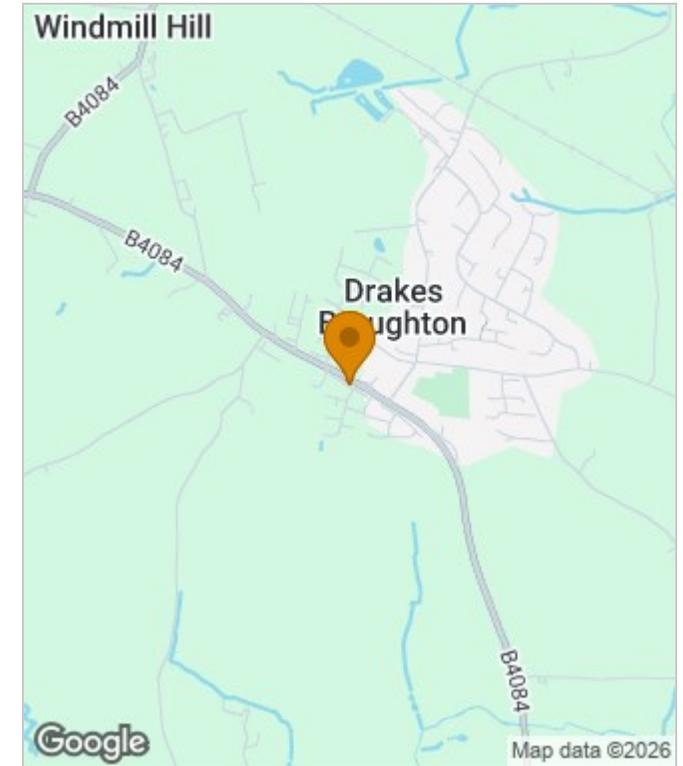
Please inform us if you become aware of any information being inaccurate.



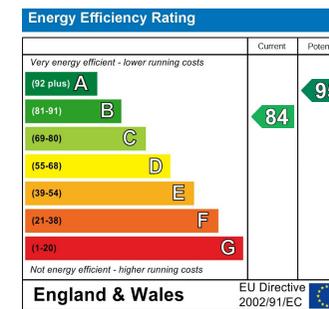
## Floor Plans



## Area Map



## Energy Performance Graph



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