

Brunel Way Honeybourne – Offers Over £300,000



- ❖ Four Bedrooms
- ❖ Two Reception Rooms
- ❖ Detached
- ❖ Conservatory
- ❖ Village Location
- ❖ Downstairs W/C

A beautifully presented Four Bedroom Detached Home situated in the village of Honeybourne. The accommodation briefly comprises of Entrance Hall, Downstairs W/C, Sitting Room, Kitchen, Dining Room, Conservatory, En-Suite to Bedroom One and Family Bathroom. The property also benefits from , Gas Central Heating, Double Glazing, Garage and Garden. Energy Rating = D

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ENTRANCE HALL

Obscure double glazed front door, wood effect flooring, single panel radiator and stairs leading to the first floor. Leads to the W/C, Sitting Room and Dining Room.

W/C

Obscure double glazed window to the front aspect, low level w/c, pedestal wash hand basin, tiled splash back, single panel radiator, wood effect flooring and spot lights.

DINING ROOM 12' 7" x 7' 8" (3.84m x 2.34m)

Double glazed window to the front aspect, single panel radiator and spot lights. Leads to the Kitchen

KITCHEN 15' 6" x 7' 7" (4.72m x 2.31m)

Double glazed window to the rear aspect, double glazed door to the side aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob, extractor fan over, built in double electric oven, built in dishwasher, space and plumbing for a washing machine, built-in fridge/freezer and spot lights.

SITTING ROOM 14' 4" x 12' 0" (4.37m x 3.66m) Double glazed patio doors to the rear aspect, TV point, telephone point, single panel radiator, fitted carpets and new gas feature fire.



CONSERVATORY 12' 7" x 7' 8" (3.84m x 2.34m)

Brick and double glazed construction, double glazed door to the side aspect and tiled flooring.

LANDING

Access to loft, fitted carpets and airing cupboard containing boiler. Leads to all Four Bedrooms and Bathroom.



BEDROOM ONE 16' 2" x 11' 2" (4.93m x 3.4m)

Two double glazed windows to the front aspect, double glazed window to the side aspect, double fitted wardrobe, triple fitted wardrobe, single panel radiator and fitted carpets. Leads to the En-Suite.

EN-SUITE

Obscure double glazed window to the front aspect, shower cubicle, low level w/c, pedestal wash hand basin, tiled splash back, single panel radiator, extractor fan, tiled floor and shaver point.

BEDROOM TWO 11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window to the front aspect, double fitted wardrobes, single panel radiator, TV point and fitted carpets.

BEDROOM THREE 12' 2" x 8' 2" (3.71m x 2.49m) Double glazed window to the rear aspect, single panel radiator and fitted carpets.

BEDROOM FOUR 9' 0" x 7' 1" (2.74m x 2.16m)

Double glazed window to the rear aspect, single panel radiator and fitted carpets. Fitted out as an office/study with furniture.

BATHROOM

Obscure double glazed window to the rear aspect, white four piece suite comprising of bath, shower cubicle, low level w/c, pedestal wash hand basin, tiled splash back, single panel radiator, extractor fan, tiled flooring and shaver point.

REAR ASPECT

Enclosed rear garden laid to lawn with beds and borders, patio area, side gated access, courtesy lighting and outside cold water tap.

FRONT ASPECT

Lawn, courtesy lighting, storm porch and off road parking for two vehicles.

GARAGE

With up and over door, power and lighting.

TENURE

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.





SITUATION

Honeybourne is a much sought after village situated within the Vale of Evesham. It is well served by local amenities including a post office, a parish church, village stores, a garage, two public houses and a first school. The village itself has an eclectic mix of traditional Cotswold stone and thatched roof cottages, to red brick Victorian and modern properties. The towns of Stratford-upon-Avon, Cheltenham and Worcester are all within easy driving distance. Honeybourne train station offers a regular mainline rail service into London, Paddington.

COUNCIL TAX BAND

Currently tax band 'E' this is subject to change during the conveyance if the property has been extended since 1st April 1991

ANTI MONEY LAUNDERING

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NB

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Total area: approx. 1317.7 sq. feet

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