

£495,000  
Cygnets Rest

Drakes Broughton, WR10 2AP



## PROPERTY SUMMARY

Welcome to Cygnets Rest

A stunning development of 2, 3 and 4-bedroom homes in the thriving rural community of Drakes Broughton, situated on the outskirts of Pershore and just 10 minutes from Worcester. Comfort, community and countryside charm come together effortlessly at Cygnets Rest.

The Oakley features:

. Hallway with downstairs cloak room, under stairs storage and doors to reception 1 and the kitchen / dining / family room

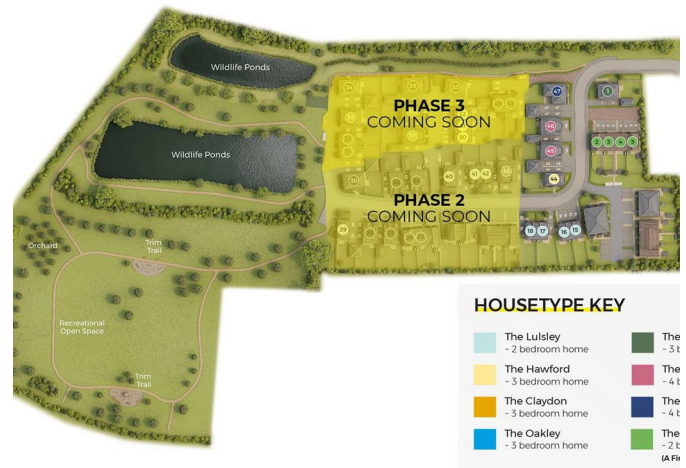
3



2



1



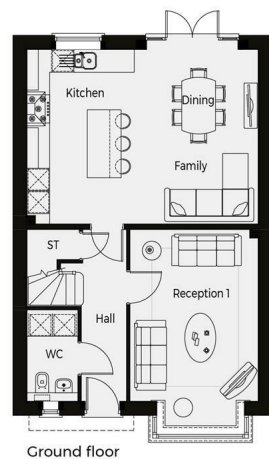






## THE OAKLEY

3 bedroom home - plots 27, 28, 38 & 39 (detached)



### GROUND FLOOR

**Reception 1**  
3408 x 5225mm (11'2" x 17'2")

**Kitchen**  
2850 x 4623mm (9'4" x 15'2")

**Dining**  
3294 x 2312mm (10'10" x 7'7")

**Family**  
3294 x 2312mm (10'10" x 7'7")

**Cloak Room**  
1350 x 2421mm (4'5" x 7'11")

**Total house size:**  
**1264 sq. ft.**

Plus two parking spaces  
and a detached garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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