



£285,000

Cygnets Rest

Drakes Broughton, WR10 2AP

# PROPERTY SUMMARY

Welcome to Cygnets Rest

A stunning KENDRICK HOMES development of 2, 3 and 4-bedroom homes surrounded by open space, mature trees, and two natural ponds 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.

A family business

Since 1880 Kendrick Homes have been crafting exceptional quality living spaces, a tradition begun by William Kendrick and now proudly upheld by the fifth and sixth generations of the Kendrick family.

2



2



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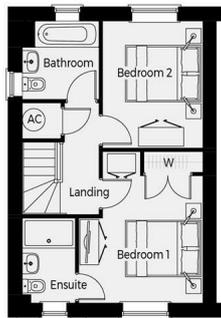






## THE LULSLEY

2 bedroom home - plots 15-18, 41 & 42 (semi-detached), 50 & 52 (end terrace) & 51 (mid terrace)



First floor

**FIRST FLOOR**

**Bedroom 1**  
3284 x 4027mm (10'9" x 13'3")

**Ensuite**  
1400 x 2260mm (4'7" x 7'5")

**Bedroom 2**  
2654 x 3380mm (8'9" x 11'1")

**Bathroom**  
2030 x 2086mm (6'8" x 6'10")

**Total house size:**  
**784 sq. ft.**  
Plus two parking spaces.

2

2

1

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



**OFFICE ADDRESS**  
8a Regent Street  
Leamington Spa  
Warwickshire  
CV32 5HO

**OFFICE DETAILS**  
01926 354 400  
leamington@handlesproperty.co.uk