



Offers In Excess Of £485,000

4 Bedroom Detached House for sale

2 SIMONS CLOSE, BROUGHTON HACKETT, WORCESTER



**EweMove**  
SALES AND LETTINGS



## Overview

Distinctly designed 4-bedroom Detached Dorma House in a private cul de sac, off the main road in the semi-rural location of Broughton Hackett on the outskirts of Worcester.

With the double bedrooms, three with modern fitted wardrobes and the master bedroom running the full length of the house with a large en suite, this is a deceptively large family house.

Having the large open plan kitchen/diner and separate study, along side the impressive 6.2m long formal lounge, this is definitely a house to be viewed.



## Key Features

- Cul de Sac location
- Semi Rural Village
- Mains Utilities
- Garage and Drive Parking for three cars
- 4 Double Bedrooms, 3 with fitted Wardrobes
- Study/Playroom
- Range cooker and open plan dining kitchen
- Enclosed Garden
- En suite Master Bedroom
- Additional Development potential







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Having the large open plan kitchen/diner and separate study, along side the impressive 6.2m long formal lounge, this is definitely a house to be viewed. From the main road, you turn into the private cul -de- sac, and parking for two cars and further space in the garage.

In front of you is the double door entrance porch into an indigo blue entrance door.

Entering the open hallway there is the impressive balustrade stairs and there is the generous lounge with French doors to garden and stone fireplace with inlaid gas fire.

To the front of the house, you have the playroom or study off the large entrance hall and the cloakroom.

Here on the ground floor is also the fourth double bedroom, presently used as a second sitting room by the present owner. To the rear of the property is the substantial, dual aspect, open plan kitchen/dining room, with space for a huge dining table, leading to the utility and door directly into the west



facing garden.

Up the stairs there are three further double bedrooms, one with en-suite and the family bathroom. All the bedrooms face south east, with the views towards Cheltenham Hills and the bathrooms have large sky lights, so providing well-lit rooms and privacy.

To the rear is a west facing enclosed garden with full perimeter access gates and a green house in one corner. The garden is simply lawned and patioed, to enable ease of maintenance.

There is potential to redevelop the kitchen, opening up with doors into the garden and adding a modern island design and also possible further development of the separate garage, subject to planning permissions. Mains water and electricity, with calor gas for the gas central heating. PVC Double Glazed throughout.

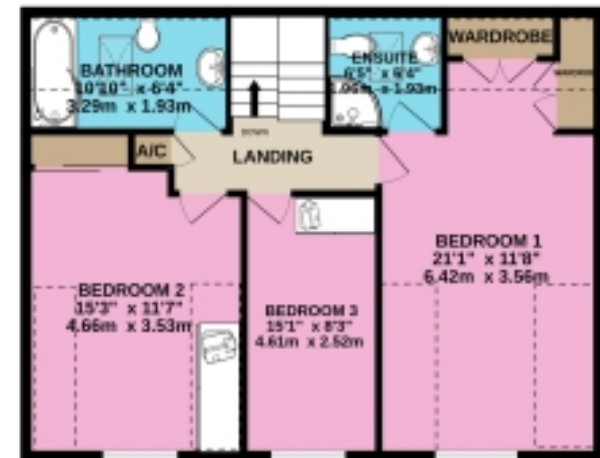
Close to M5, junction 6 and 7 and near to Pershore, Evesham and Cheltenham. Near to Worcester Parkway train station.

# Floorplans

GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



## 4 BEDROOM DETACHED DORMA

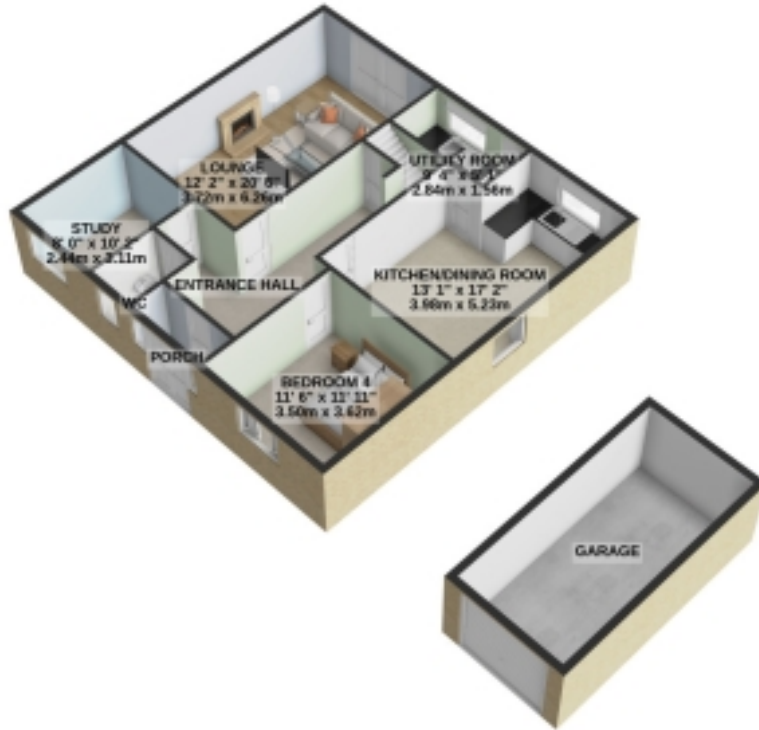
TOTAL FLOOR AREA : 1765sq.ft. (164.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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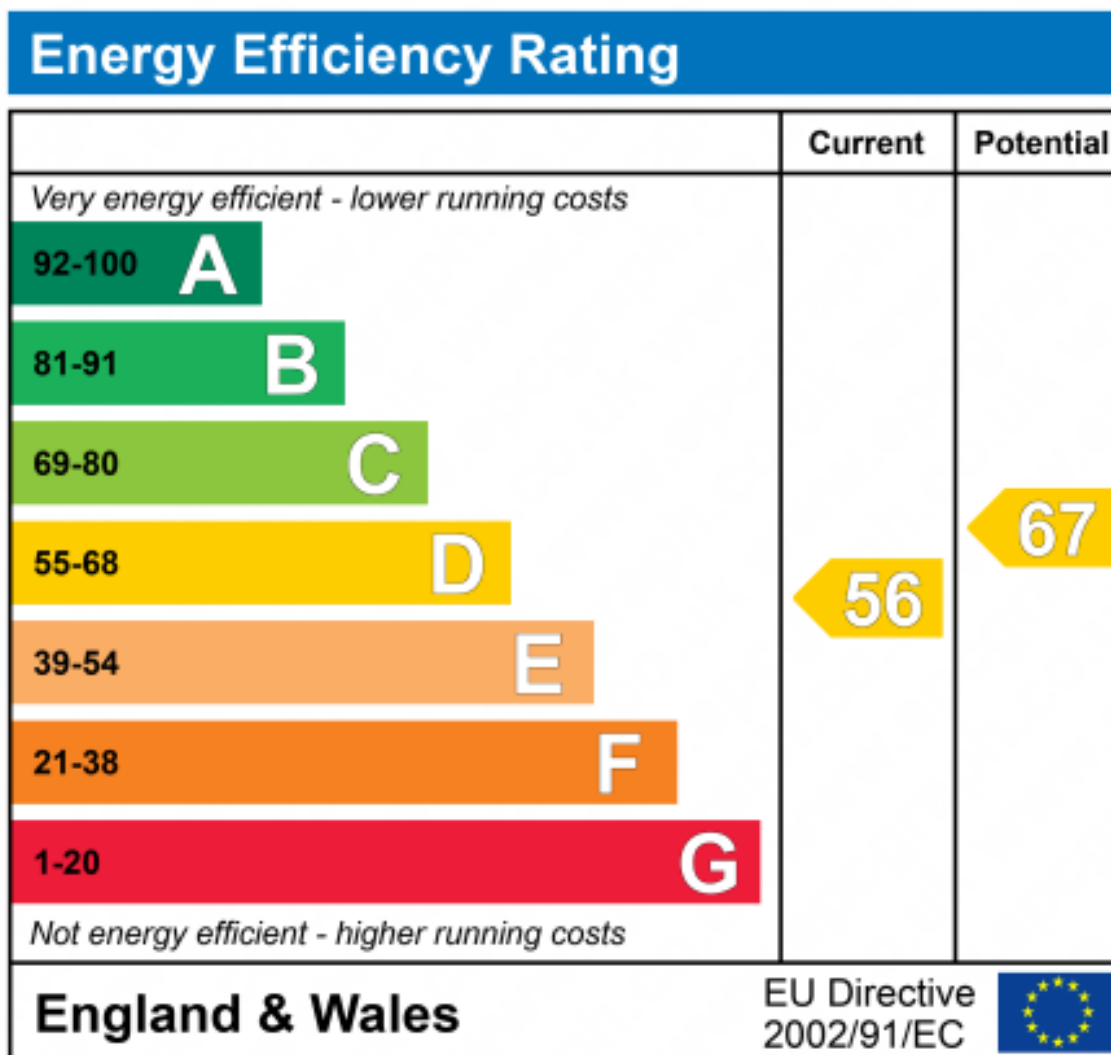
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