



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

50 BORASTON DRIVE

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8AG

GUIDE PRICE

£339,950



**AN IMMACULATE AND WELL-APPOINTED DETACHED HOUSE
IN A DESIRABLE EDGE OF TOWN LOCATION WITH LOVELY VIEWS ACROSS FARMLAND.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- STUDY
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- BATHROOM & CLOAKROOM
- ATTRACTIVE GARDENS
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.5 mile, Leominster – 10 miles, Ludlow – 10 miles, Bromyard – 11.5 miles, Kidderminster – 17 miles, Worcester – 22 miles, Hereford – 23 miles, M5 Junction 6 – 24 miles, Birmingham – 36 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T Junction turn right onto the A456 in the direction of Kidderminster. After 0.4 mile turn left into Boraston Drive and 50 Boraston Drive will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

50 Boraston Drive is conveniently situated on a popular edge of town development within level walking distance of the centre of the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, primary and secondary schools, a cottage hospital, cinema, and a range of clubs and societies.

50 Boraston Drive is an immaculate and well-appointed modern detached house constructed circa 2001 of brick elevations under a clay tiled roof. The L-shaped property is one of the largest on the development and benefits from UPVC double glazing and mains gas fired central heating, and includes a delightful well-stocked garden. a double garage and enjoys views across open countryside. The ensuite and cloakroom at the property have been upgraded by the present owners and now offer contemporary suites.

ACCOMMODATION

A stained glass door opens into the entrance hall which has an understairs cupboard and a cloakroom with a vanity basin unit, wc and heated towel rail. The kitchen/breakfast room has a range of light wood base and wall units incorporating a sink/drain unit, with built in appliances including a Creda electric double oven, and gas hob with an extractor hood over; and with plumbing for a dishwasher and washing machine, space for a fridge/freezer and tumble drier, an Ideal Classic boiler and a partially glazed door to outside. A glazed door from the entrance hall opens into the dining room, and the spacious dual aspect sitting room has a bay window, a Valor gas fire on a marble effect hearth with an attractive painted wood surround, and patio doors to the garden. The study has freestanding office furniture.

Stairs rise up from the entrance hall to the first floor landing which has an airing cupboard with shelving. The master bedroom has a fitted wardrobe and an archway through to a dressing area with a fitted wardrobe and dressing table, and leads on to the fully tiled ensuite which has a Bristan shower in a large corner cubicle, a vanity basin unit, wc and heated towel rail. The guest bedroom has a built in wardrobe; and there are two further bedrooms, one of which has a fitted wardrobe, overhead storage and a desk with storage. The family bathroom has a bath with a Mira Sport shower over, a pedestal basin and wc.

OUTSIDE

The shaped tarmac driveway bordered by lawn and gravel provides ample parking space for several vehicles and leads to the attached double garage with dual up and over metal garage doors, power, light and a door providing access to the rear garden. The rear garden is mostly laid to lawn with pretty shrub and flower borders, a patio al fresco entertaining area adjacent to the property, and a seating area under a pergola in the far corner for enjoyment of the evening sun. A gated path runs around the side of the property and connects the garden to the parking area.

SERVICES

Mains water, drainage, gas and electricity are connected.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

MORTGAGES

For a mortgage calculation visit:
www.nickchampion.co.uk

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
www.nickchampion.co.uk

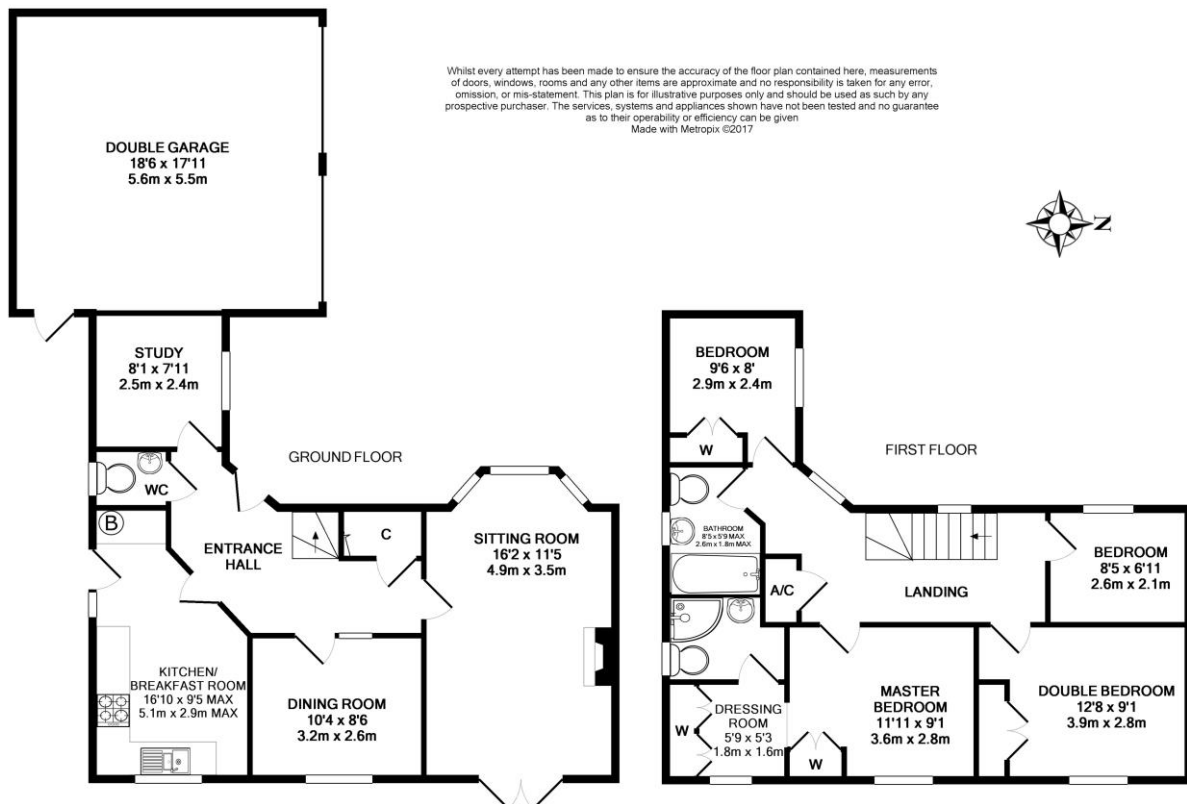
LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG
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Photographs taken on 7th August 2017.
Particulars prepared August 2017.







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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.