

# THE HARLEYS

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WORCESTER ROAD  
DRAKES BROUGHTON

EGM  
H O M E S

Nicol & Co  
ESTATE AGENTS



LAND & NEW HOMES  
NETWORK





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WORCESTER ROAD  
DRAKES BROUGHTON

Drakes Broughton is a popular and quaint rural village located near to Pershore, Worcestershire and it is well placed for access to the county's key locations. With the Cotswolds just on the doorstep, other nearby places include Droitwich Spa (10 miles), Worcester (7 miles), Evesham (9 miles), Pershore (2 miles) and Cheltenham (25 miles)

The village boasts local schooling, a general store and easy access to local commuter routes including the M5 motorway which is approximately 10 minutes away. Planned development nearby includes the Worcestershire Parkway which will give high speed access to national train stations alongside the current local network links. Set within the vale of Evesham, nearby Pershore offers a selection of local shops on its unique high street, with further attractions of Pershore Abbey and the River Avon nearby. EGM homes have selected this great location for this exciting new bespoke development of just three properties. All three homes back onto a beautiful village green and offer sought after modern open plan living.



# SPECIFICATION

## OPTIONAL EXTRAS/ UPGRADES - SUBJECT TO BUILD PROGRESS

### KITCHEN

A Contemporary range of units available

- A choice of wood or granite effect worktops and up stands.
- Stainless steel gas or glass electric hob.
- Stainless single oven.
- Contemporary stainless extractor fan.
- Contemporary glass hob splash back.
- Integrated full height fridge freezer.
- Integrated dishwasher.
- Plumbing for washing machine.
- Inset single bowl stainless steel sink with contemporary mixer tap.
- Energy efficient LED spot / down lighters.

### BATHROOMS AND EN-SUITES

- White sanitary-ware with chrome taps and fittings.
- Walls tiles to shower wall with 450mm tiling to perimeter of bath.
- Single course tile splash backs to wash basin.
- Chrome heated towel rail.
- Shaver points.
- Contemporary flooring throughout.
- Energy efficient LED spot / down lighters.

### PLUMBING AND HEATING

- Gas central heating with thermostatically controlled radiator valves.
- Energy efficient combination boiler.

### GENERAL

- TV points to all bedrooms and reception room.
- Mains operated smoke detectors.
- Security alarm system.
- Chrome lever furniture to all doors, chrome locks to bathroom, en-suite and WC.
- All floor covering to all floors included, contemporary wood effect to ground floor, and a range of carpets to first and second floors, contemporary laminate/vinyl to all bathrooms.
- Smooth finished ceilings and walls, skirting and architraves in white.
- Staircase spec – softwood stairs, treads and risers, handrail and balusters. To be finished in white.
- Double Glazed UPVC windows Anthracite Grey.
- Anthracite grey aluminium bi-folds leading to patio and first floor terrace.
- Dual flush toilets.
- Low energy / energy efficient LED lighting throughout.

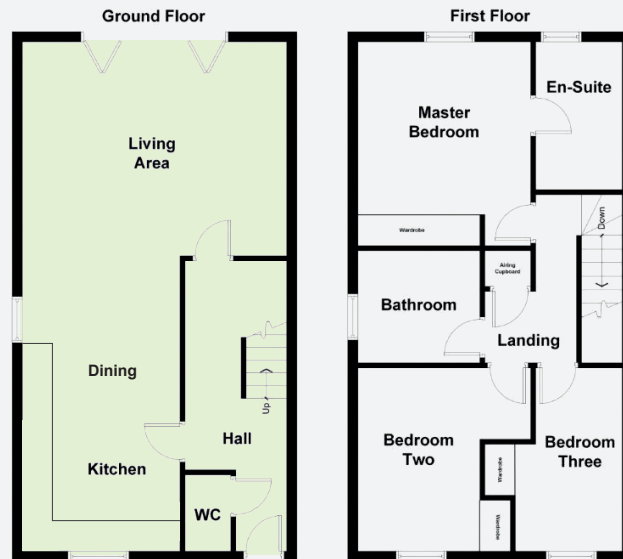
### GENERAL EXTERNAL FEATURES

- Landscaped gardens.
- Large patio area.
- External front and rear lighting.
- Tarmac drive.
- Separating fencing.
- Turfed rear garden.

SAP RATING - B

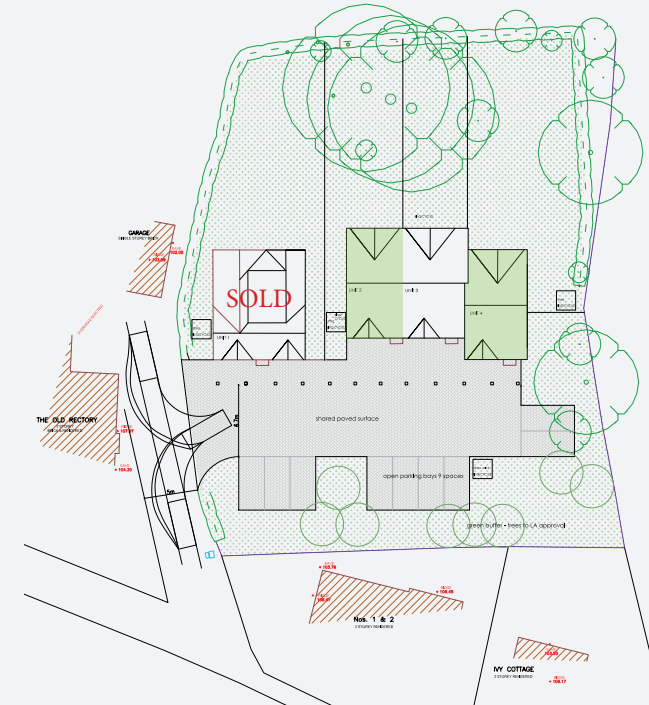
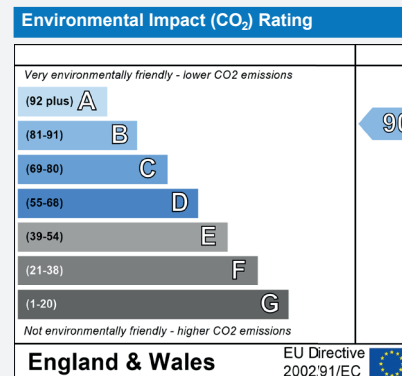
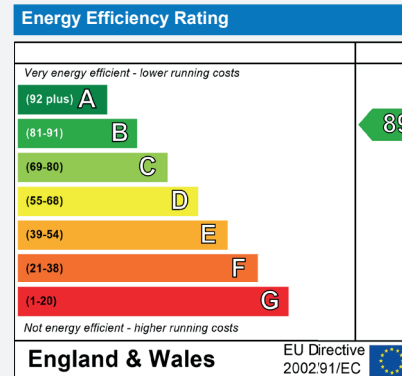


# 1,2,3 THE HARLEYS



## ROOM SIZES

- Open plan living and kitchen- 31.1 ft max x 18.6 ft max (9.4m max x 5.7m max)
- Bedroom One - 10.8 ft max x 10.1 ft max (3.3m max x 3.1m max)
- Bedroom Two - 11.6 ft max x 7.2 ft max (3.5m max x 2.2m max)
- Bedroom Three - 11.6 ft max x 7.3 ft max (3.5m max x 2.2m max)
- Bathroom - 6.5 ft max x 6.2ft max (1.9m max x 1.8m max)



Register your interest now **01905 930404** [newhomes@nicolandco.co.uk](mailto:newhomes@nicolandco.co.uk)

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