



Bredon

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3 Crofflands, Bredon, GL20 7NL

Beautifully presented throughout, this is a deceptively spacious semi detached home offering light and spacious accommodation.

On the ground floor there is a welcoming hallway leading through to the lounge which benefits from a large picture window at the front, a modern inset gas fire with double doors leading through to the dining/kitchen.

The kitchen/dining room offers modern space with a range of wall and base units with an integrated double oven, gas hob, extractor and dishwasher; there is a door leading out to the garden.

The dining room has double doors opening into the large conservatory offering the perfect space to enjoy the private garden from inside.

Completing the accommodation on the ground floor is a shower room and large storage cupboard.

On the first floor there are three good sized bedrooms.

The main bathroom has been fitted with a modern suite comprising of a panel bath with shower over, vanity unit with inset wash basin and back to wall wc.



Outside the rear garden is private laid to lawn with a large patio area, planted borders, greenhouse and benefits from gated access to the front of the property.

The detached garage has power and light and a personal door into the garden. There is a long driveway at the side of the property providing access to the garage and ample off road parking.

This home has the advantage of gas fired central heating and upvc double glazed windows.

Bredon is a popular village with an excellent range of amenities including shop, inns, church, sports facilities, primary school, marina and lovely countryside walks over Bredon Hill.

It is an excellent commuter base with the motorway and rail links less than 2 miles away. Tewkesbury 3.5 miles; Cheltenham 14 miles; Worcester 20 miles; Evesham 12 miles.

Ground Floor

Lounge	19'1"x11'4" (max)
Dining room	8'8"x7'7" (max)
Kitchen	13'7"x8'11"
Conservatory	15'9"x7'8"
Shower room/wc	

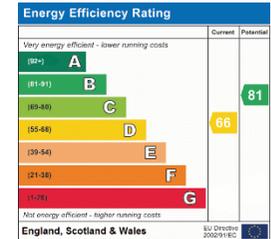
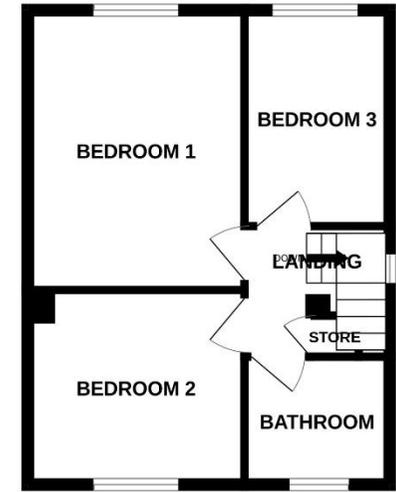
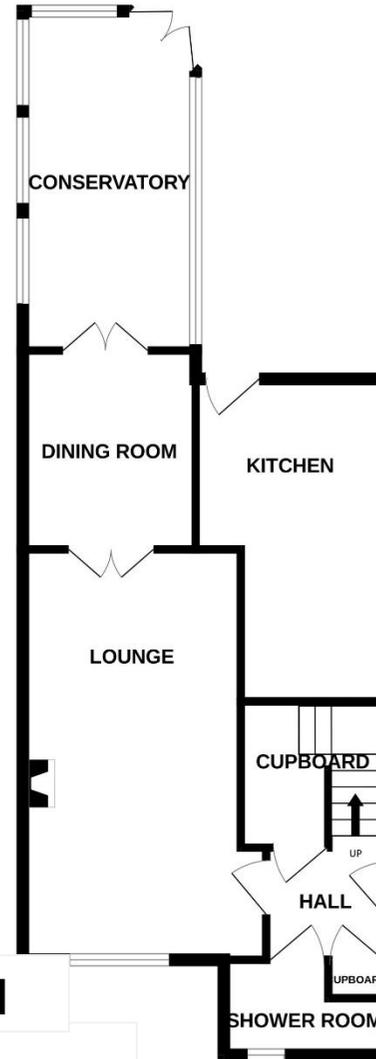
First Floor

Bedroom 1	12'11"x9'10"
Bedroom 2	9'10"x9'
Bedroom 3	10'x7'2"
Bathroom	6'6"x5'6"

Outside

Garage
Greenhouse

Wychavon District Council Tax Band C



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £340,000 Freehold

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