



Little Green



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Worcester

£375,000

Positioned within the sort after village of Broadwas is this well presented and thoughtfully extended property with generous ground floor living accommodation. The property comprises of entrance hall, sitting room, large breakfast kitchen, utility, bathroom and bedroom with WC. To the first floor are two double bedrooms. Outside there is an extensive rear garden backing onto open fields with a driveway and side access to the front of the property. This property must be viewed to appreciate the position and accommodation on offer.

We've Noticed

- **Well presented and extended family home**
- **EV charging point**
- **Semi-detached**
- **Driveway**
- **Ground floor bedroom with WC**
- **Extensive garden**



Entrance

Through front entrance door into hall with radiator, stairs to first floor, door into sitting room as well bathroom.

Sitting Room

With radiator, front and side aspect double glazed window and opening into breakfast kitchen and doors into utility and the ground floor bedroom.

Bathroom

With front aspect double glazed window, WC, wash hand basin, bath and large walk-in shower.

Kitchen

A large, open and light kitchen with matching wall and base units with work surfaces over, large island with breakfast bar to each end. Sink and drainer with mixer tap over, large oven, built-in dishwasher, radiator, side aspect double glazed window, and rear aspect double glazed bi-folding doors and roof lantern window.

Utility

With space and plumbing for washing machine and tumble dryer as well as boiler.

Ground Floor Bedroom

With rear aspect double glazed window radiator and opening into WC. Also suitable for use as a home office.

WC

With WC and wash hand basin.

Bedroom

With side aspect double glazed window and radiator.

Bedroom

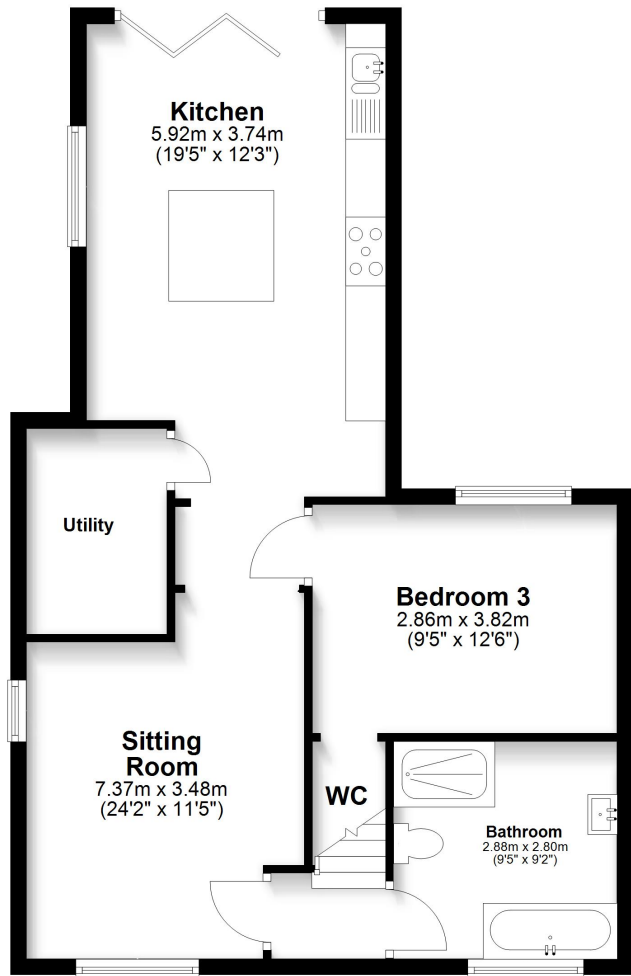
With front aspect double glazed window and radiator.

Outside

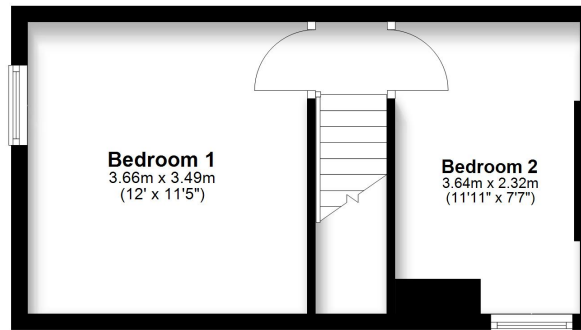
The front of the property is approached via a driveway providing parking with lawned and graveled foregarden with gated side access to the rear garden. The rear garden is of a very good size laid to a mixture of lawn, patio and decking with open fields to rear with far reaching views from many aspects in the garden.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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