



**Simons Close
Broughton Hackett
Worcester
WR7**

Offers in Excess of £432,000

bettermove

Simons Close

Worcester

Bettermove are proud to present this 4 bedroom detached house in Broughton Hackett.

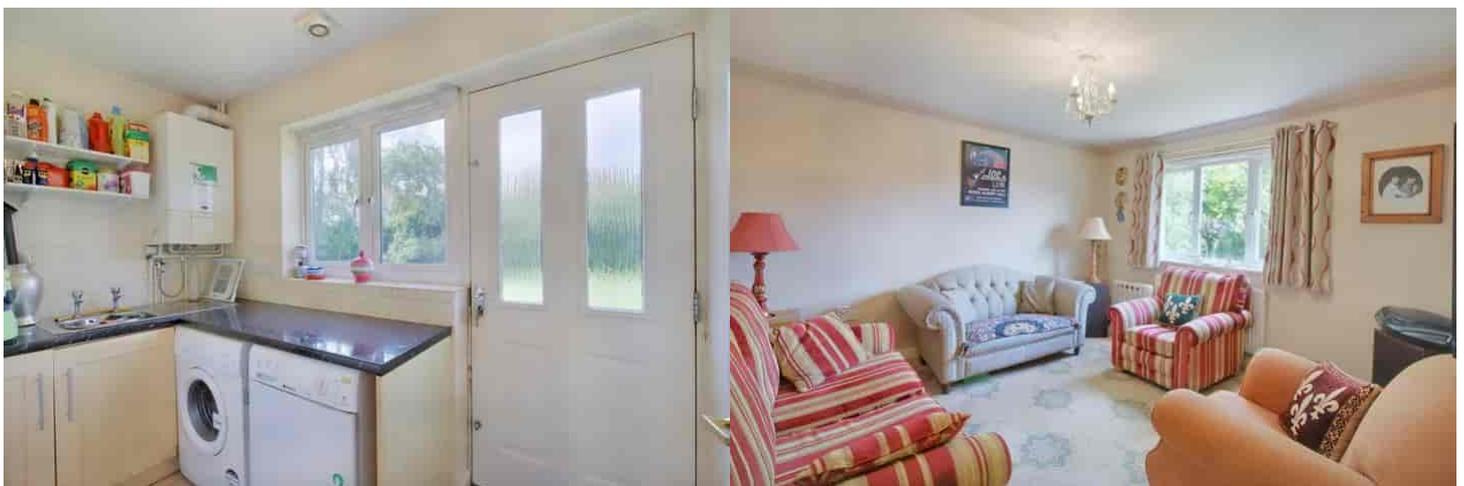
This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway and garage.

The council tax band is F.

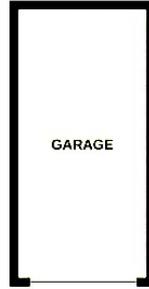
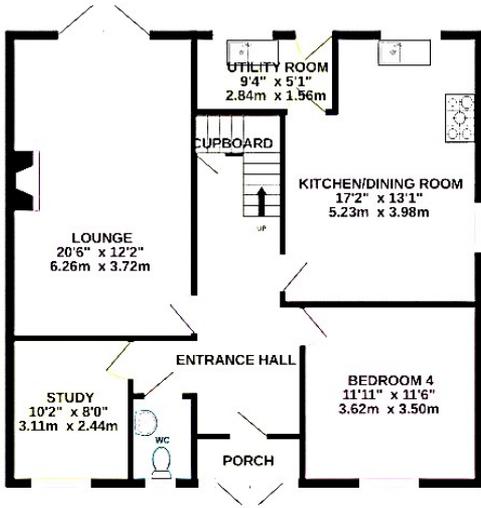
The interior of this beautifully presented property comprises a spacious living room, open-plan kitchen/dining area, with attached utility room, study room, WC, and the fourth bedroom on the ground floor. The first floor consists of the further three bedrooms, alongside a family bathroom, with the master benefitting from a private en-suite. Three of the bedrooms benefit from fitted wardrobes. Outside, the property boasts a detached garage, and a private rear garden, with both lawn and patio areas, perfect for enjoying the summer months.

Located on a quiet cul-de-sac, in the semi-rural village of Broughton Hackett, Worcester, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Worcestershire Parkway (3.0 miles), Worcester Shrub (4.2 miles), and Pershore (4.3 miles) Train Stations, a variety of local bus routes, and quick access to the M5.

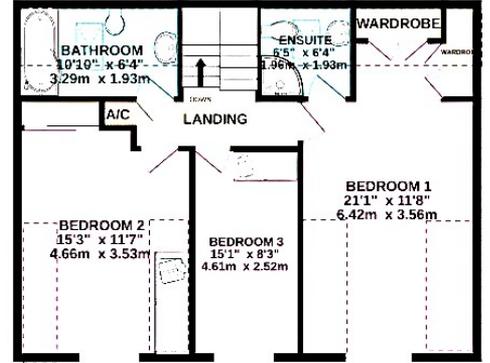
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



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



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	56	67
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	69	78
England, Scotland & Wales EU Directive 2002/91/EC 		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk