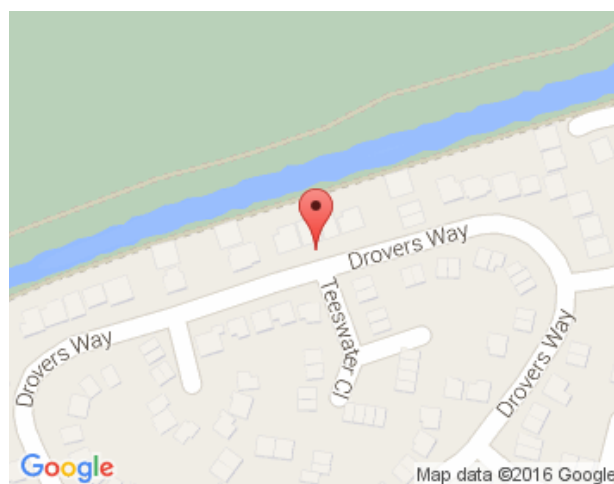


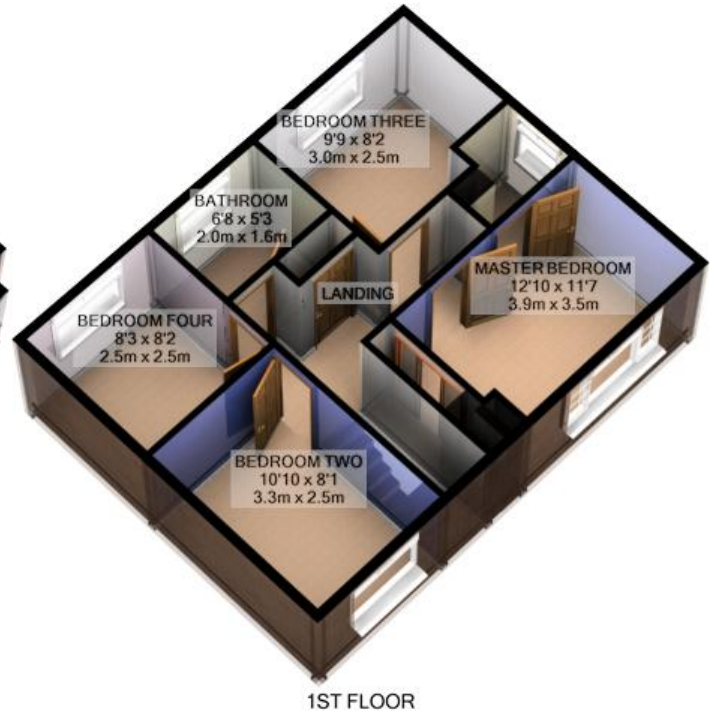
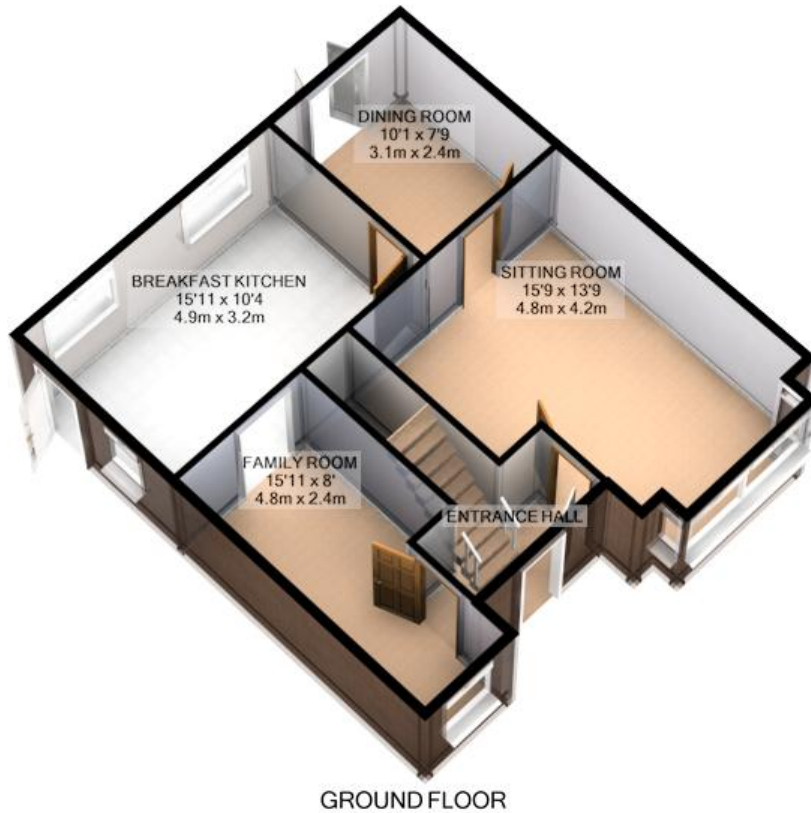
Drovers Way, Worcester, WR3
£250,000, Freehold



A four bedroom detached family home, situated in this residential location offering waterside living, excellent catchment area for schools and commutes to the motorway, junction 6 of the M5. Property comprises of entrance hall, sitting room through into separate dining room with double doors onto the garden, generous breakfast/kitchen and an additional family room (converted garage). To the first floor are four bedrooms, master bedroom with an en suite, and an additional family bathroom. Property benefits from gas central heating, double glazing, garden to the front and rear, off road parking for several vehicles and pretty views over the Canal and golf course.







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Long Description

A four bedroom detached family home, situated in this residential location offering waterside living, excellent catchment area for schools and commutes to the motorway, junction 6 of the M5. Property comprises of entrance hall, sitting room through into separate dining room with double doors onto the garden, generous breakfast/kitchen and an additional family room (converted garage). To the first floor are four bedrooms, master bedroom with an en suite, and an additional family bathroom. Property benefits from gas central heating, double glazing, garden to the front and rear, off road parking for several vehicles and pretty views over the Canal and golf course.

Access is gained via driveway leading you to the front door into the entrance hall.

Entrance Hall

Dado rail, ceiling mounted smoke alarm, pendant hanging light fitting, straight flight of stairs to the first floor accommodation, power point and a wall mounted alarm system. Wooden doors providing access to all ground floor accommodation.

Sitting Room 15'9 x 13'9 (4.8m x 4.2m)

UPVC box bay window to the front aspect, television point, telephone point, dual single radiators, wall mounted gas fire set to a tiled hearth, a range of power points, coving to ceiling, wall mounted light fitting and dual pendant hanging light fittings. Wooden door providing access into the dining room.

Dining Room 10'1 x 7'9 (3.1m x 2.4m)

UPVC double doors leading out onto the garden and enjoying great views. Dado rail, coving to ceiling, ceiling mounted light fitting, a range of power points and a single radiator. Wooden door providing access into the breakfast/kitchen.

Breakfast/Kitchen 15'11 x 10'4 (4.9m x 3.2m)

Generous breakfast/kitchen comprising of base and eye level work units, set to a roll top work surface and tiled surround. Complimentary breakfast bar with storage to the side and dual UPVC windows to the rear aspect overlooking the garden and views. Space for free standing cooker, with overhead extractor and a tiled splash back. One and a half sink, with swan neck mixer tap and drainer, and an additional sink with swan neck mixer tap and drainer to the other side of the breakfast/kitchen, ideal for utility area. Space for washing machine, tumble dryer, dishwasher and large fridge/freezer. Single radiator, UPVC obscure glazed window to the side aspect and obscured UPVC window leading you out onto the side access, tiled flooring and sunken spotlights to ceiling. An opened door into the pantry and further opening leading you into the converted garage which is now a family room.

Pantry

Complementary shelving.

Family Room 15'11 x 8' (4.8m x 2.4m)

UPVC window to the front aspect, double radiator, dual pendant hanging light fittings and a range of power points.

First Floor

Access to the first floor is via straight flight of stairs leading you to the first floor landing.

Landing

Continuation of dado rail, access to the loft space, sunken spotlights to ceiling and a power point. Wooden doors providing access to all first floor accommodation, including airing cupboard.

Airing Cupboard

Housing tank and having shelving.

Master Bedroom 12'10 x 11'7 (3.9m x 3.5m)

UPVC window to the front aspect, coving to ceiling, single radiator, built in triple wardrobes with sliding mirrored doors, a range of power points and a television point. Wooden door providing access to en suite.

En Suite

Wall mounted shower, set to tiles and enclosed by a glass shower door. Wall mounted wash basin and low level WC, all set to tiles. Tiled flooring, ceiling mounted light fitting, obscure UPVC window to the side aspect and a single radiator.

Bedroom Two 10'10 x 8'1 (3.3m x 2.5m)

UPVC window to the front aspect, single radiator, a range of power points and pendant hanging light fitting.

Bedroom Three 9'9 x 8'2 (3.0m x 2.5m)

UPVC window to the rear aspect overlooking the garden and views over the golf course and canal, a range of power points, single radiator, television point and pendant hanging light fitting.

Bedroom Four 8'3 x 8'2 (2.5m x 2.5m)

UPVC window to the rear aspect overlooking the canal and golf course, single radiator, a range of power points, and pendant hanging light fitting.

Family Bathroom 6'8 x 5'3 (2.0m x 1.6m)

Three piece bathroom suite comprising, a white bath set to tiled panelling, with brass mixer taps and a complementary shower attachment. Additional wall mounted electric shower, set to tiles and enclosed by a shower curtain. Low level WC and wall mounted wash basin, all set to tiles. Laminate flooring, sunken spotlights to ceiling, wall mounted cupboards, UPVC obscure glazed window to the rear aspect and a single radiator.

Outside Space

Access to the outside is via the side of the property, or alternatively from the kitchen area or double doors from the dining area.

Rear Garden

Initially a slabbed patio area, ideal for outside dining, leading onto a lawn garden with deep shrub and flower borders. Outside light, outside water tap, hard standing area currently housing large shed, greenhouse and summer house to the end of the garden, overlooking the canal and golf course. Enclosed by panelled fencing holding a good degree of privacy, with pretty views. Side pathway leading you to the front of the property. To the rear of the garden is a gate providing access to the canal towpath.

Front of Property

Tarmac driveway allowing parking for several vehicles and a pebbled enclosed side garden with deep shrub and flower borders.

Directions

Head south-east on the A449 towards Hawford Lock Lane, at the roundabout, take the 2nd exit onto Claines Lane, turn right onto Droitwich Road on the A38, at the roundabout, take the 1st exit onto Bilford Road on the B4482 and continue to follow the B4482. Turn left onto Bilford Road, then turn left onto Drovers Way and your destination will be on the left.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

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