



50 Nightingale Close

Droitwich WR9 7HB

Andrew Grant



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 **3 Bedrooms**  **1 Reception**  **2 Bathrooms**

Freehold / 1,106 sq. ft.

KEY FEATURES:

- Modern family home
- Popular development
- Immaculately presented
- Cloakroom
- Three double bedrooms
- Master with en-suite
- Contemporary shower room
- Landscaped rear garden
- Driveway parking
- Garage

An exemplary modern detached family home, boasting a larger-than-average garden, nestled in an immensely popular development on the outskirts of Droitwich, bordering picturesque countryside.

This stunning family home includes a welcoming hallway, a living room offering a dual aspect with French doors to the garden and a fireplace. The kitchen is well-equipped with integrated appliances and ample storage. Completing the ground floor is a convenient cloakroom with tiled flooring.

Upstairs, the master bedroom boasts ample built-in wardrobe space and a pleasant outlook. An en-suite shower room offers added convenience. Two additional double bedrooms offer garden views, with one benefiting from a built-in wardrobe. A contemporary-styled family shower room completes the floor with elegant fixtures and fittings.

Outside, the garden boasts an expansive block-paved patio ideal for outdoor dining, with steps leading to a neatly landscaped lawn and gravelled seating area featuring a pergola. There is a garage and ample parking space available on the block-paved driveway at the front.



Situation

Situated within a highly sought-after small development on the outskirts of Droitwich, 50 Nightingale Drive offers an ideal blend of suburban tranquillity and accessibility to the surrounding countryside. Perfectly suited for commuters, the area boasts excellent transport connections, with both M5 Junction 5 and Junction 6 equidistant from the development, ensuring convenient travel options.

Droitwich Spa has a rich history, evolving from a Roman settlement perched above a natural brine spa into a vibrant and modern town tailored for contemporary living. The town boasts a lively centre and a diverse range of leisure activities, including two meticulously maintained parks, an open-air lido, a leisure centre and the recently restored Droitwich Spa canal network. This network, a paradise for walkers, cyclists and nature enthusiasts, spans 21 miles, encircling Droitwich and offering breathtaking views before meeting the River Severn in Worcester.

Located just a few miles northeast of Worcester, Droitwich Spa enjoys convenient access to major commuter routes, situated on the main A38 between Birmingham and Bristol and within a short distance from the M5 and M42 motorways.

The town's railway station, located just outside the town centre, provides regular services to Birmingham, Worcester, Kidderminster and Stourbridge. It also forms part of the Western main line, facilitating travel to the North and South of the UK.

Description

A block-paved driveway offers ample parking space, leading to the attached garage and the canopied entrance of the property. A lawn enhances the landscape, while a paved pathway gracefully winds around the front and side of the house. Secure gated access to the rear garden is conveniently to the side.

Upon entering the property, a warm and inviting hallway greets you, featuring a staircase ascending to the first floor. Here, you will find access to a spacious storage cupboard, as well as doors leading to the living room, kitchen dining room and cloakroom.

This spacious living room enjoys a dual aspect, with windows at the front and rear, along with French doors opening onto the garden. Adorned with tasteful décor, the room exudes a delightful sense of light and airiness. A fireplace with a stone surround serves as a focal point, infusing the room with warmth and charm.



To the right of the hallway lies the kitchen dining room, boasting wall and base units with generous worktop space. A stainless-steel sink with drainer and mixer tap adds functionality. Integrated appliances, including an oven, hob and extractor hood, streamline your culinary endeavours. Ample space beneath the counter accommodates a dishwasher, washing machine and fridge, with additional room for a tall freestanding fridge freezer. Tiled splashbacks, tiled flooring, recessed ceiling spotlights and an integrated wine rack enhance the kitchen's charm and practicality. Natural light floods the room through two front-facing windows, creating a bright and airy atmosphere.

Completing the ground floor amenities is a convenient cloakroom, fitted with a low-level WC and washbasin. Tiled flooring adds practicality, while an obscure-glazed window ensures privacy while allowing natural light to filter in.



First Floor

Ascending the turning staircase, illuminated by a side-facing window, you will reach a landing granting access to the bedrooms, bathroom and airing cupboard.

The generously sized master bedroom features a built-in wardrobe for ample storage and a window offering a pleasant outlook to the front, enhancing the room's ambiance.

There is an en-suite shower room accompanying the master suite, equipped with a low-level WC, washbasin set atop a vanity unit and a convenient shower cubicle. Tiling adorns the splashbacks and an obscure glazed window provides both natural light and privacy.





The remaining double bedrooms are situated at the rear of the property, offering delightful garden views from their windows. The second bedroom also boasts a built-in wardrobe.

Serving the bedrooms is a contemporary-styled shower room, featuring a low-level WC, a floating washbasin and a spacious walk-in shower cubicle equipped with both a rainfall shower and a separate handheld shower attachment. Stylish tiling embellishes the walls and flooring, adding elegance. An obscure-glazed window on the side aspect ensures privacy while allowing natural light.





Gardens and Grounds

The rear garden is larger than you would expect from a modern home. An expansive block-paved patio adjacent to the property offers an inviting space for alfresco dining and entertaining. A pathway leads from the patio to a meticulously manicured lawned garden. A charming gravelled area provides additional seating beneath a pergola. The flower beds feature a delightful array of blooms, shrubs and trees, ensuring a vibrant display of colour throughout the seasons. A greenhouse is tucked away in one corner of the garden. Convenient access to the garage is provided via a door, while gated entry to the side grants access to the front. The garden is securely enclosed by panel fencing, creating an idyllic retreat for families with children and pets alike.

Services

Mains gas, electricity and water.

Council tax band - E.







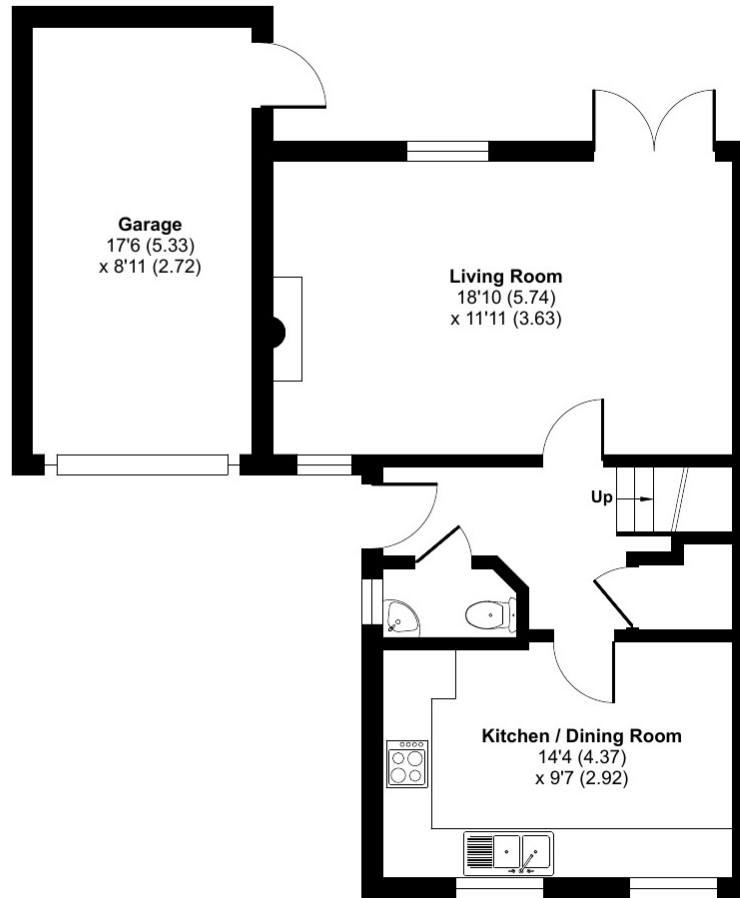
Nightingale Close, Droitwich, WR9

Approximate Area = 948 sq ft / 88 sq m

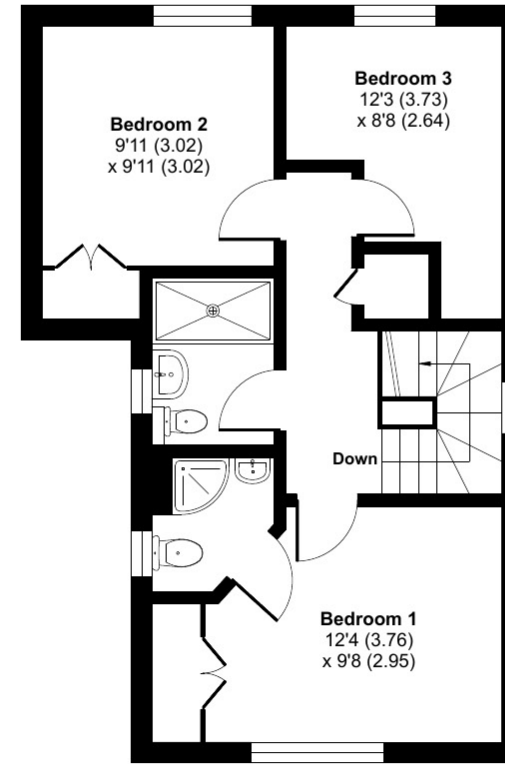
Garage = 158 sq ft / 14.6 sq m

Total = 1106 sq ft / 102.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1107101



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 84 B
69-80	C		
55-68	D	← 67 D	
39-54	E		
21-38	F		
1-20	G		



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