



31 Rebekah Gardens

Droitwich WR9 8UG

Andrew Grant



31 Rebekah Gardens

Droitwich WR9 8UG

 **4 Bedrooms**  **2 Receptions**  **2 Bathrooms**

Freehold / 1,203 sq. ft.

KEY FEATURES:

- Well-presented family home
- Sought-after location
- Bay-fronted living room
- Separate dining area
- Fully fitted kitchen breakfast room
- Master bedroom with ensuite
- Three additional bedrooms
- Private rear garden
- Driveway parking
- Garage

A charming family residence in a desirable location.

This inviting family home has a functional layout that includes an entrance hall, cloakroom, spacious living room leading to a dining area and a well-equipped kitchen/breakfast room with access to the garden. The first floor offers a restful retreat with four bedrooms, including a master suite with an ensuite shower room and a family bathroom. Externally, the property boasts a neatly maintained front garden with a driveway leading to a garage, and a peaceful rear garden with a patio area, ideal for relaxation and entertainment.



Description

Approached via a driveway providing off-road parking and access to the garage, alongside a neatly maintained lawn. Gated pedestrian side access leads to the rear garden.

Entrance Hall

Upon entering, you are greeted by a welcoming hall that leads up to the first floor and includes a convenient radiator and access to the ground floor rooms.

Living Room

The living room offers a spacious area for relaxation and social gatherings, highlighted by an electric fire with a classic wooden surround and a large double-glazed bay window that floods the room with natural light. An archway opens into the dining area.

Dining Area

A delightful space for meals and family time, featuring a double-glazed window overlooking the rear garden and a door leading to the kitchen, making entertaining a breeze.

Kitchen Breakfast Room

The heart of the home, fitted with a range of wall and base units, ample work surfaces, sink and drainer and integrated appliances including an oven with hob and extractor fan. There is tiling to the splashback areas. The breakfast area features a radiator and sliding patio doors that open out to the rear patio and garden, perfect for alfresco dining and relaxation.

Cloakroom

Located off the entrance hall, this handy room is equipped with a WC, pedestal wash basin and tiling around the main splashback areas. A radiator and a front-facing window ensure this space remains practical and bright.





First Floor

The landing provides access to all bedrooms and includes an airing cupboard and loft hatch.

Bedroom One

A generously sized master suite with built-in wardrobes, double glazed window overlooking the tranquil rear garden and an ensuite.

Ensuite Shower Room

The ensuite features a WC, pedestal wash basin, shower cubicle and full tiling around splashback areas.





Bedroom Two

A well-proportioned room with a double-glazed window and radiator, offering pleasant front aspect views.

Bedroom Three

Similarly sized to bedroom two, with a double-glazed window and radiator.



Bedroom Four

This bedroom enjoys views of the rear garden through its double-glazed window.

Family Bathroom

Equipped with a WC, pedestal wash basin, panelled bath and tiling around splashback areas, complemented by a double-glazed window to the side.

Rear Garden

A delightful area with a patio and bordered lawn, offering a private and peaceful outdoor retreat.

Garage

The garage benefits from an up-and-over door, lighting and power points. It is vaulted for additional storage space.

Services

Mains gas, electricity, water and drainage.
Broadband available at the property.

Council tax band - E.

Location

Droitwich Spa, nestled in the heart of Worcestershire, offers an idyllic setting for family living with its rich history and modern conveniences. This charming town is renowned for its picturesque streets and unique brine springs, providing a tranquil yet vibrant lifestyle. Residents benefit from a variety of local amenities including shopping centres, cosy cafes and excellent dining options. For families, Droitwich boasts a selection of outstanding educational institutions, catering to all ages. The town's connectivity is also a significant draw, with efficient rail links and easy access to the M5, simplifying commutes to Birmingham, Worcester and beyond.





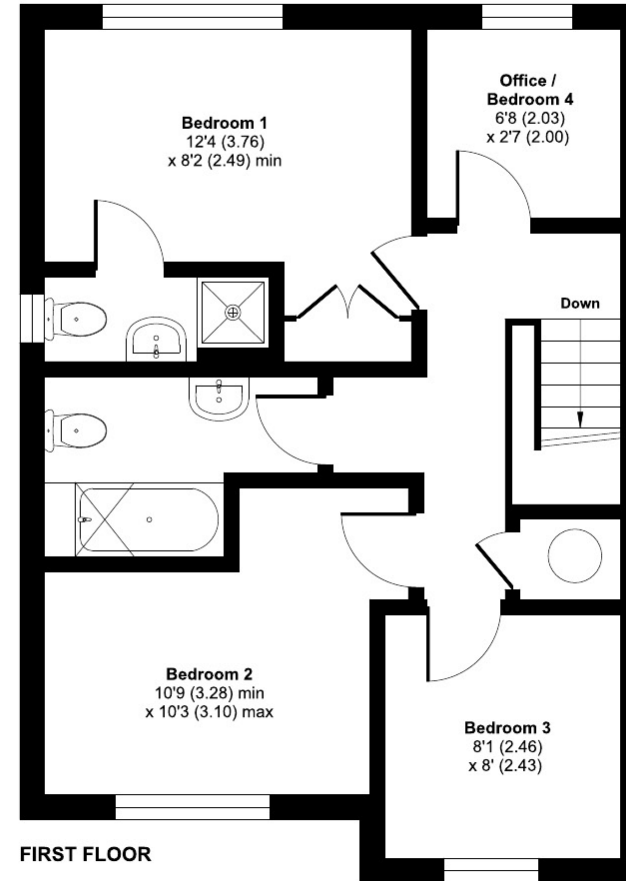
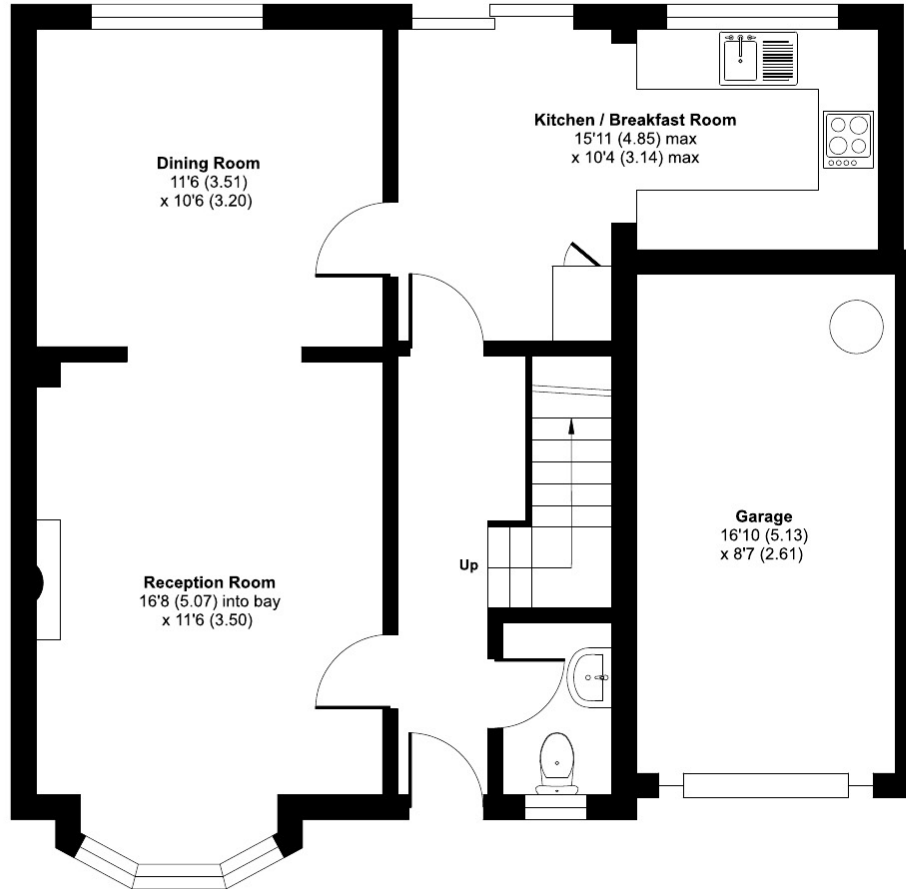
Rebekah Gardens, Droitwich, WR9

Approximate Area = 1062 sq ft / 98.6 sq m

Garage = 141 sq ft / 13 sq m

Total = 1203 sq ft / 111.6 sq m

For identification only - Not to scale



GROUND FLOOR

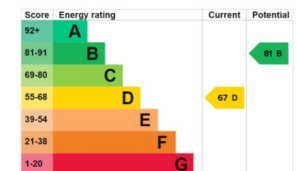
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1209819



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





Andrew Grant
T: 01905 734 734
E: hello@andrewgrant.com

