



**17 St. Augustines Close**

Droitwich, WR9 8QW

**Andrew Grant**



# 17 St. Augustines Close

Droitwich, WR9 8QW

**4 Bedrooms    2 Bathrooms    2 Reception Rooms**

A spacious, detached family home with four bedrooms, generous gardens and double garage in a highly convenient position close to Droitwich town centre.

- A spacious and well-maintained four-bedroom detached home.
- Features include a multi-fuel burner, refitted kitchen and bathrooms and a bright conservatory.
- Enclosed rear garden with lawn, paved terrace, decking and timber shed.
- Large front garden, driveway for four vehicles and double garage.
- Situated close to Droitwich town centre, local amenities and commuter links.

This well-presented detached home occupies a large plot in this popular residential road and is ideally placed within walking distance of Droitwich town centre. Offering spacious and practical family living, the accommodation includes a welcoming hallway with refitted guest cloakroom, a comfortable sitting room with multi-fuel burner, separate dining room, conservatory, breakfast kitchen and utility. Upstairs are four bedrooms including a large principal room with a refitted en suite and a modern family bathroom. The house is set behind a generous lawned garden with a dual-width driveway and double garage. The private rear garden is fully enclosed and includes paved and gravelled seating areas, a timber shed and well-established planting. This is a rare opportunity to acquire a home combining quiet surroundings with excellent proximity to local amenities.

**1670 sq ft (155.2 sq m)**







## The kitchen

The refitted kitchen includes a generous range of wall and base units with work surfaces, tiling and ample space for a dining table. Appliances include a New World gas hob with Belling oven below and Bosch extractor hood. A one and a half bowl sink sits beneath dual windows overlooking the garden. There is space for a fridge freezer and a useful built-in work station area. From here there is access to the utility with a sink and space for appliances and direct access to the double garage.







## The living room

The sitting room is a generous reception space with a central feature fireplace housing a multi-fuel burner with slate inset and wooden surround. A large leaded window to the front aspect provides plenty of natural light, with oak flooring and ceiling coving adding to the rooms charm. Double doors lead through to the dining room.





## The dining room

Accessed from the sitting room, the dining room features oak flooring, ceiling coving and ample space for a formal dining table and additional furniture. Patio doors open into the conservatory, making it an excellent space for family dining and entertaining.





## The conservatory

This enclosed hardwood-framed conservatory overlooks the private rear garden and offers a relaxing additional space. Sliding glazed doors open directly onto the decked terrace, creating easy access to the outdoors, making it usable throughout the seasons.





## The hallway and cloakroom

The hallway provides a warm welcome with oak flooring, a useful understairs area and access to the refitted cloakroom. The cloakroom features a low-level WC, wall-mounted basin with tiled splashback, quartz tiled flooring, chrome tap fittings and an obscure glazed window to the front. From the hall, doors lead to the kitchen, sitting room and staircase to the first floor.





## The primary bedroom

This large principal bedroom includes dual windows with views to the front garden and a full range of fitted wardrobes with a dressing table area. There is ample space for additional furniture and the room benefits from its own en suite shower room.







## The primary en suite

The refitted en suite features a fully tiled shower enclosure with sliding glass door, Grohe thermostatic shower, pedestal basin and low-level WC. A glazed window allows for privacy and ventilation while still bringing in natural light.





## The second bedroom

A generous double room overlooking the rear garden. It features a diamond leaded window, central heating radiator and ceiling light with fan. The room offers enough space for a double bed and freestanding furniture, making it ideal as a guest room or family bedroom.





## The third and fourth bedrooms

The third bedroom is charming double bedroom with a window overlooking the rear garden, featuring attractive wood flooring and space for freestanding furniture. The fourth bedroom is a versatile space benefiting from a large window allowing in plenty of daylight, making it ideal for working from home, studying, or a further guest bedroom, nursery or hobby room.







## The bathroom

The family bathroom has been refitted with a white suite comprising panelled bath with chrome mixer tap and shower attachment, Showerlux screen, pedestal basin and low-level WC. Contemporary tiling completes the look, with an obscure glazed window.





## The garden

The enclosed rear garden features a central lawn, paved and terraced seating areas and a further gravelled corner section ideal for relaxation. A large timber shed provides storage, with an external tap and security lighting fitted. Gated side access connects to the front.







## The driveway and parking

The wide tarmac driveway provides off-road parking for multiple vehicles. It is set in front of a double garage and flanked by a large lawn and mature planting to the borders, contributing to a generous and attractive frontage. The double garage is fitted with wooden up-and-over doors, lighting, roof space access and power points. A door leads directly into the garden and a side door connects with the utility.



## Location

St. Augustines Close is a quiet residential cul-de-sac located within walking distance of Droitwich town centre. The town offers an extensive selection of amenities including supermarkets, independent shops, a theatre, leisure centre, cafés and restaurants. There are reputable schools nearby in both the private and state sectors, making this a popular location for families.

The property is particularly well placed for commuters, with Droitwich Spa railway station offering direct services to Worcester, Birmingham and beyond. The nearby A38 and M5 motorway provide excellent road links to the wider Midlands region, Birmingham Airport, the NEC and onward to London via the M40.

Golf enthusiasts can enjoy two nearby courses, and the area also offers open green spaces, nature reserves and canal-side walks for leisure and relaxation. The close itself is well maintained and enjoys a peaceful setting, making this property a convenient yet private choice for modern family life.

## Services

The property benefits from mains gas, electricity, water and drainage. Heating is provided by a gas-fired central heating system with a Worcester Bosch Greenstar Highflow condensing boiler. The home also includes solar panels with battery backup, enhancing energy efficiency and reducing utility costs. A security alarm system is installed.

## Council Tax

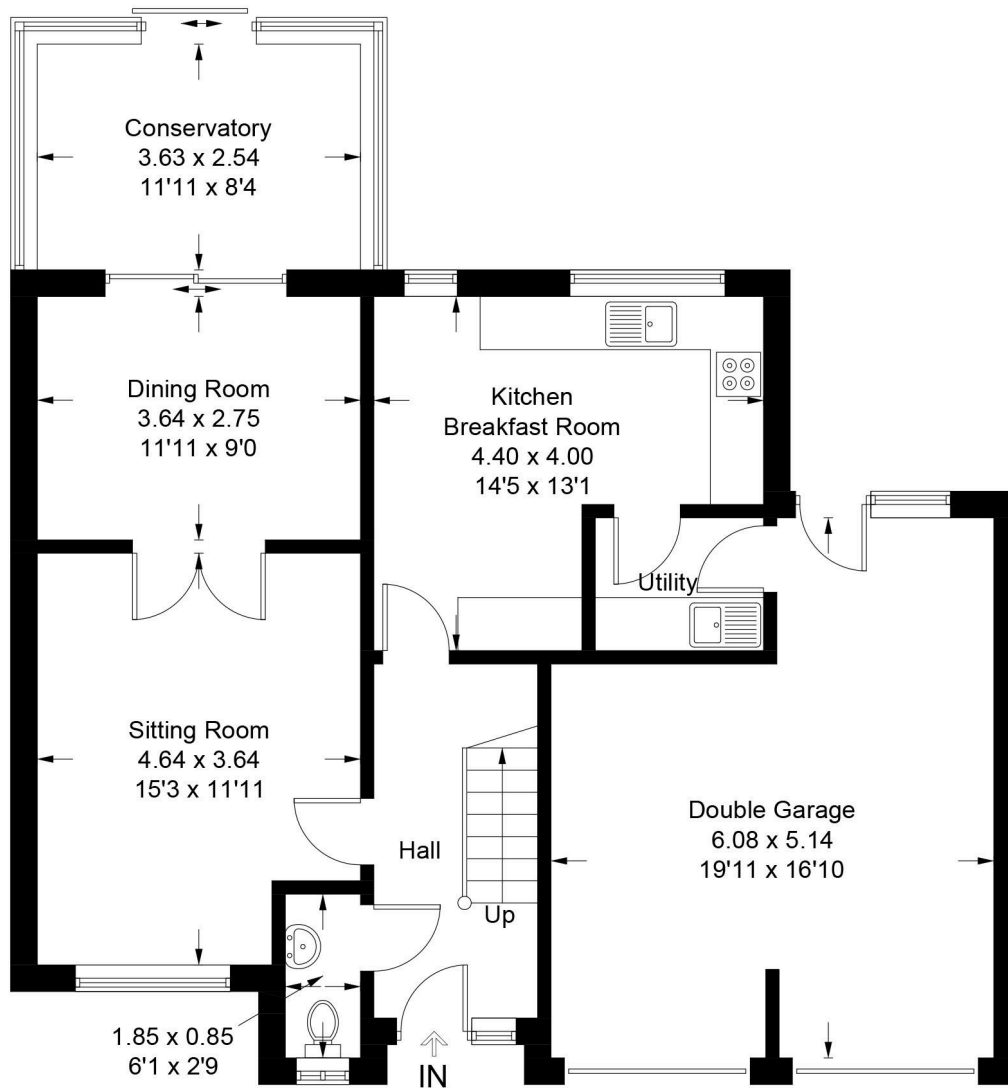
The Council Tax for this property is Band F.



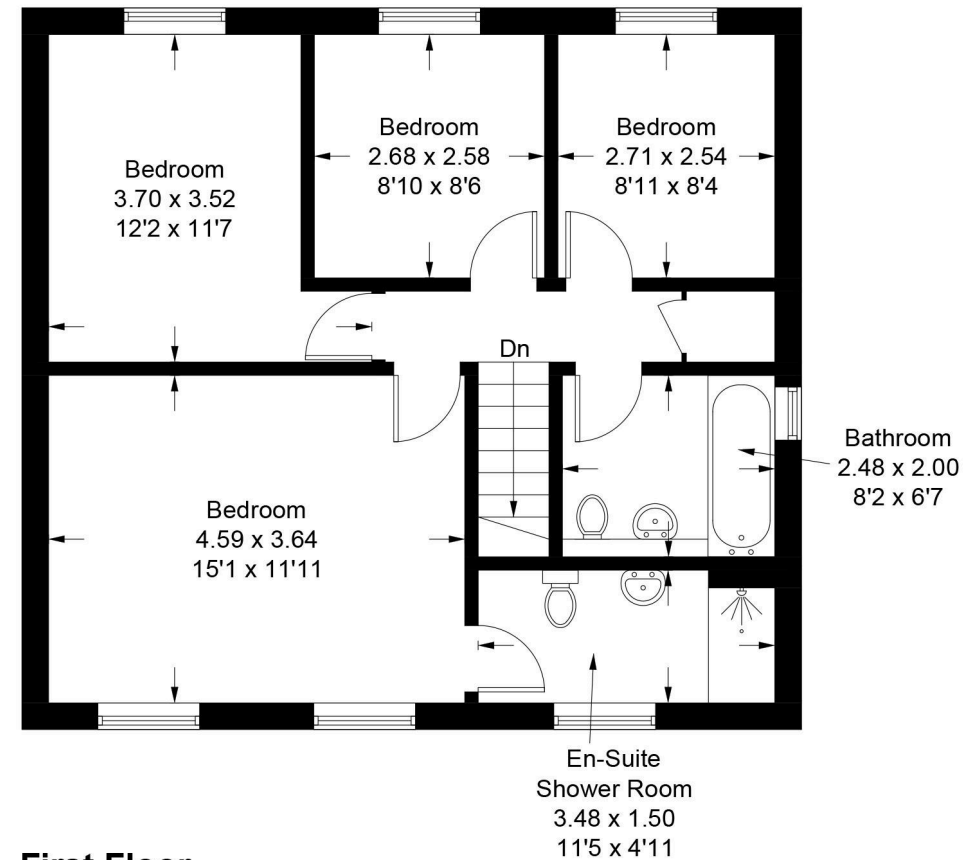


# 17, St. Augustines Close, Droitwich

Approximate Gross Internal Area = 155.2 sq m / 1670 sq ft  
(Including Double Garage)



**Ground Floor**



**First Floor**

This plan is for guidance only and must not be relied upon as a statement of fact.





Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)