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Parkinson Wright
Estate Agents



Swan Drive, Droitwich, WR9 8WA

Price Guide £425,000

- Substantial Detached Family Home
- Lounge
- Conservatory
- Ensuite Shower Room & Family Bathroom
- Gas Central Heating & Double Glazing
- Cloakroom
- Open Plan Kitchen/Dining
- Four Bedrooms
- Garage & Gardens

15 Swan Drive, Droitwich WR9 8WA

A spacious and immaculate detached family home offering spacious accommodation situated in a convenient and popular location within Droitwich. NO ONWARD CHAIN. EARLY VIEWING ESSENTIAL. EPC - C.



Council Tax Band: E





LOCATION AND DESCRIPTION

Occupying a prime position in a desirable location within easy reach of Droitwich Spa. Droitwich has an array of facilities including a railway station, two golf clubs, lido park, theatre, other leisure pursuits close at hand. and within easy access to the M5 motorway. The property is situated in a popular and desirable location. Access is via a part glazed front door opening into:-

RECEPTION HALL

9'2 x 6'11

Ceiling light, radiator, stairs to the first floor and doors to:-

CLOAKROOM

6'1 x 2'6

Ceiling light, front facing UPVC double glazed opaque window and chrome heated towel rail. There is a two piece white suite consisting of wash hand basin with cupboard under and low level W.C.

LOUNGE

14'9 (into bay) x 13'0

A light and airy reception room with ceiling light, front facing UPVC double glazed bay window allowing plenty of natural light, radiator and feature fireplace with hearth, mantle over and ornamental fire inset.

KITCHEN/DINING ROOM

20'7 x 8'8

An impressive and sociable space accessed via double doors from the reception hall, combining kitchen and dining with access to the conservatory via double glazed patio doors. Two ceiling lights, rear facing UPVC double glazed window and radiator. There are a range of contemporary style wall, base and drawer units, glass display cabinet, roll top work surface over, complimentary tiling to walls, one and a half bowl sink with matching drainer, four ring gas hob with extractor fan over, built in oven, integrated fridge with separate integrated freezer and door to:-

UTILITY ROOM

6'3 x 4'10

Ceiling light, side facing semi opaque double glazed door giving access to the garden, radiator, wall and base units, roll top work surface over, stainless steel sink with matching drainer, space for washing machine and wall mounted 'Baxi' boiler.

CONSERVATORY

9'11 x 9'0

Accessed from the dining area via patio doors, a pleasant room overlooking the garden with a pitch tiled roof, rear and side facing UPVC double glazed windows and UPVC double glazed French doors opening onto the patio. There are recessed ceiling spotlights and electric wall heater.

LANDING

Ceiling light, loft access, cupboard housing the hot water tank and doors to:-

BEDROOM ONE

13'5 x 12'6

A good size principal bedroom with ceiling light, front facing UPVC double glazed window, radiator and door to:-

ENSUITE SHOWER ROOM

8'3 x 4'10

Recessed ceiling spotlights, chrome heated towel rail and side facing UPVC double glazed opaque window. There is a three piece white suite consisting of double shower cubicle, wash hand basin with cupboards under and low level W.C.

BEDROOM TWO

11'5 x 9'4

Another double bedroom with ceiling light, rear facing UPVC double glazed window and radiator.

BEDROOM THREE

13'9 (max) x 12'10

Located above the garage. Ceiling light, front facing UPVC double glazed window, radiator and built in cupboard offering useful storage space.

BEDROOM FOUR

9'10 (max) x 6'8

Ceiling light, rear facing UPVC double glazed window and radiator.

FAMILY BATHROOM

6'8 x 5'4

Recessed ceiling spotlights, front facing UPVC double glazed opaque front facing window and chrome heated towel rail. There is a three piece suite consisting of bath with shoer over, wash hand basin with cupboards under and low level W.C.

OUTSIDE

To the front of the property is an attractive resin driveway providing off road parking for two cars and a lawned foregarden. There is side pedestrian access to the rear of the property via a wrought iron gate.

To the rear of the property is an attractive, good size, private garden with a slabbed seating area, lawn, planted borders with a range of mature trees and shrubs. A part glazed wooden door gives rear access to the garage.

GARAGE

18'8 x 8'1

With an up and over door, light and power.

SERVICES

We believe all mains services are connected to the property.



Viewings

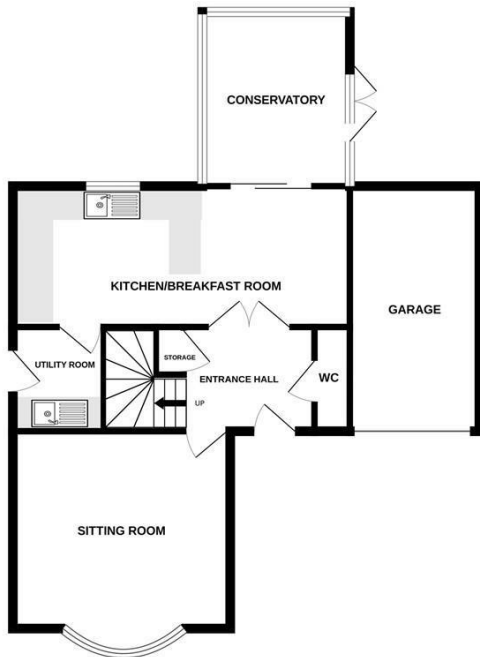
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

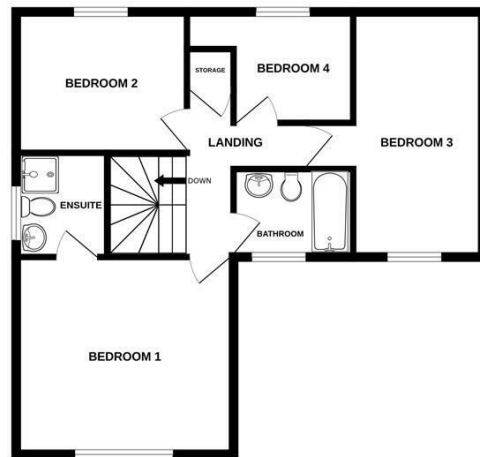
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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