



QualitySolicitors
Parkinson Wright
Estate Agents



Grafson Place, Droitwich, WR9 8NQ

Price Guide £330,000

- Deceptively Spacious Middle Terrace Bungalow
- Light and Airy Open Plan Living Areas
- Shower Room
- Gas Central heating & Double Glazing
- Must Be Seen To Be Appreciated
- Renovated By The Present Owner
- Three Good Size Bedrooms
- Private and Mature Garden
- Ample Off Road Parking

6 Grafson Place, Droitwich WR9 8NQ

An exciting opportunity to acquire this well presented terraced bungalow situated in a very convenient location close to Droitwich centre, rail and motorway networks. **EARLY VIEWING ESSENTIAL.**

 3  1  1  D

Council Tax Band: B





LOCATION AND DESCRIPTION

Occupying a prime position in a cul de sac within easy reach of Droitwich Spa. Droitwich has an array of facilities including a railway station, lido park, theatre and other pursuits close at hand to include two golf courses. No 6 Grafson Place is a charming, well presented and deceptively spacious bungalow having been modernised by the present owner to offer light and airy open plan living. A semi opaque double glazed front door with matching side panels opens into:-

ENTRANCE

Recessed ceiling spotlight and a useful covered storage space. A further UPVC door opens into:-

RECEPTION HALL

14'4 x 4'5 (max)

Recessed ceiling spotlights, radiator and doors to:-

OPEN PLAN LOUNG/DINING/KITCHEN

18'10 x 15'11 (both max)

A light and airy open plan living space combining kitchen, dining and living areas. Recessed ceiling spotlights, two radiators, two front facing double glazed windows, rear facing double glazed french doors with matching double glazed panels either side allowing plenty of natural light overlooking the garden. A focal point of the room is a feature log burning stove mounted onto a tiled hearth. (Please note... the log burner was installed in 2020 and is available by separate negotiation).

The kitchen consists of a range of contemporary wall, drawer and base units, wall mounted combination 'A' rated boiler enclosed within a matching cupboard, a composite sink with matching drainer, mixer tap, four ring electric hob with extractor fan over, built in double oven, integrated fridge/freezer, space for a dishwasher and a breakfast bar provides additional seating.

BEDROOM ONE

12'4 x 10'10

A good size double bedroom which overlooks the garden. Recessed ceiling spotlights, rear facing double glazed window, radiator and a range of fitted wardrobes with cupboards above.

BEDROOM TWO

10'9 x 10'5 (max)

Another double bedroom with ceiling light, front facing double glazed window, radiator and useful fitted wardrobes with cupboards above.

BEDROOM THREE

8'7 x 8'5

A versatile room currently used as a hobby room with ceiling light, side facing double glazed window, rear facing French doors opening onto the garden and radiator.

SHOWER ROOM

9'4 x 5'6

Recessed ceiling bathroom spotlights, side facing opaque double glazed window, radiator with towel rail over. There is useful linen cupboard housing the washing machine and provides extra storage and shaver point. There is a three piece white suite consisting of a shower cubicle with electric shower over, wash hand basin with storage cupboards under and a low level W.C.

OUTSIDE

To the front of the property is an extensive gravel driveway offering off road parking for several cars, a slabbed pathway leads to the front door,

To the rear of the property is an attractive, private and beautifully landscaped garden with an abundance of trees and planted border's with mature shrubs offering privacy and making this a haven for any garden enthusiast. There is a slabbed seating area, electric sun canopy over, lawn and a wooden greenhouse and summer house are in situ. The property has access via a wooden gate in the garden which leads to the front of the property.

SERVICES

We believe all mains services are connected to the property but have not been checked by the agent.



Viewings

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

EPC Rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		

