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Parkinson Wright  
Estate Agents**



**Nuffield Drive, Droitwich, WR9 0DJ**

**Price Guide £530,000**

- Substantial Detached Property
- Breakfast Kitchen
- Cloakroom
- Two Bathrooms
- Gas Central Heating & Double Garage
- Two Reception Rooms
- Utility Room
- Four good Size Bedrooms
- Detached Double Garage
- SOUGHT AFTER LOCATION

# 15 Nuffield Drive, Droitwich WR9 0DJ

A well proportioned detached family home situated within an established area offering deceptively spacious accommodation. GOOD ACCESS TO THE M5 MOTORWAY. EARLY VIEWING ESSENTIAL TO APPRECIATE THE SIZE.



Council Tax Band: F





## LOCATION & DESCRIPTION

Occupying a prime position within easy reach of Droitwich Spa and the M5 motorway Junction 5. Droitwich has an array of facilities including a variety of shops and supermarkets, railway station, two golf clubs, lido park, theatre and other leisure pursuits close at hand. The property is a charming detached house offering spacious accommodation. Access is via a double glazed door opening into:-

### ENTRANCE HALL

Ceiling light, front facing double glazed door with matching double glazed side panel, loft hatch and doors to:-

### CLOAKROOM

6'11 x 4'2

Ceiling light, radiator and front facing double glazed window. There is a two piece suite consisting of wash hand basin with pedestal and a low level WC.

### RECEPTION HALL

12'6 x 9'11

A spacious entrance to the property with ceiling light, radiator, front facing double glazed window, useful storage cupboard, stairs to the first floor and doors to:-

### SITTING ROOM

22'9 x 13'5 (max)

A light and airy reception room with two ceiling lights, front facing double glazed window, rear facing double glazed patio doors opening onto the garden, radiator and feature brick fireplace with tiled hearth and mantle over. There are double doors providing an open access through to the dining room.

### DINING ROOM

12'5 x 10'2

Another good size reception room with ceiling light rear facing double glazed window and radiator.

### BREAKFAST KITCHEN

15'8 x 9'11

A spacious area combining kitchen and dining areas. Recessed ceiling lights, rear facing and side facing double glazed windows and radiator. There are a good range of wall, base and drawer units, work surface over, complimentary tiling to walls, composite sink, matching drainer, mixer tap, four ring gas hob with extractor fan over, built in oven and microwave and integrated appliances to include fridge, freezer and dishwasher. Door to:-

### UTILITY ROOM

10'8 x 6'9

Recessed ceiling spotlights, rear facing double glazed window, rear facing part double glazed door giving access to the rear, stainless steel sink with mixer tap and wall mounted 'Worcester' boiler.

### LANDING

Ceiling light, loft access, radiator, airing cupboard offering useful storage space and doors to:-

### BEDROOM ONE

17' x 10'3

A good size principal bedroom with two ceiling lights, rear facing and side facing double glazed windows, radiator and a good range of fitted mirrored wardrobes. Door to:-

### ENSUITE SHOWER ROOM

10'3 x 5'4

Recessed ceiling spotlights, side facing opaque double glazed window and radiator. There is a three piece suite consisting of a double shower cubicle, wash hand basin with pedestal, bidet and a low level WC.

### BEDROOM TWO

13'6 x 12'0

A double bedroom. Ceiling light, two rear facing double glazed windows, radiator and built in wardrobes.

### BEDROOM THREE

11'4 x 10'7

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

### BEDROOM FOUR

9'4 x 7'9

Ceiling light, rear facing double glazed window and radiator.

### FAMILY BATHROOM

8'3 x 5'11

Recessed ceiling spotlights, front facing opaque double glazed window and radiator. There is a white three piece suite consisting of bath with shower over, wash hand basin with pedestal and a low level WC.

### OUTSIDE

To the front of the property is an extensive foregarden laid to lawn, with planted borders stocked with mature shrubs. There is a block paved driveway offering parking for two cars and leads to the garage and front door. There is side pedestrian access via a wrought iron gate leading to the rear of the property.

To the rear of the property is a large and private garden mainly laid to lawn with a range of mature shrubs and trees, there is an extensive block paved patio/seating area to the side and rear.

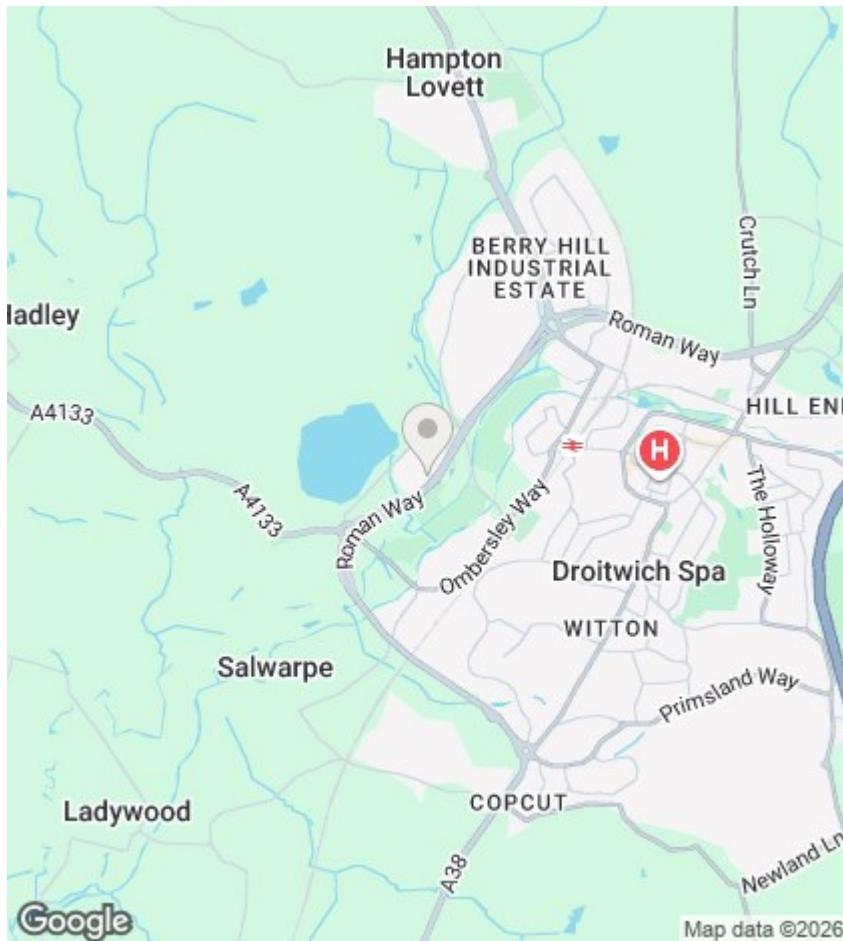
### DETACHED DOUBLE GARAGE

18'5 x 17'5

With two up and over doors, light and power.

### SERVICES

We believe all mains services are connected to the property.



## Viewings

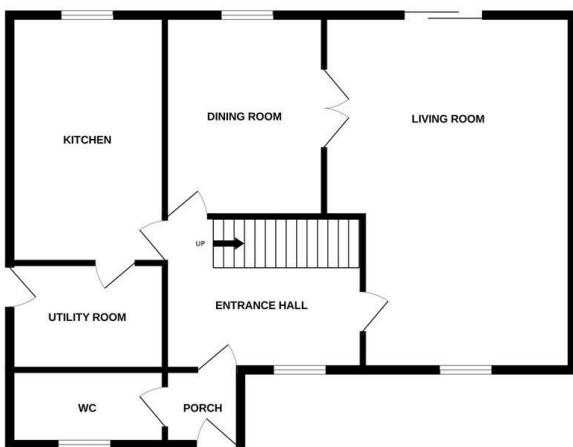
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

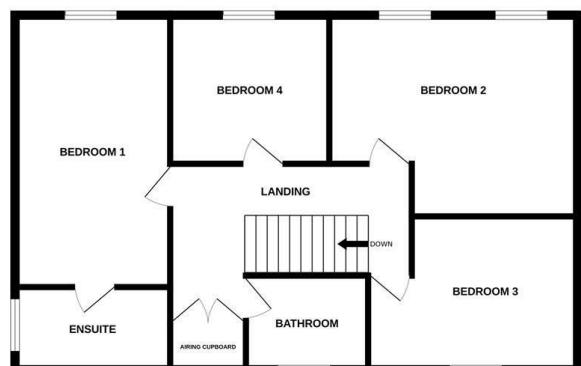
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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