



October House, Plough Road, Tibberton, Droitwich, Worcestershire. WR9 7NQ

Guide Price £625,000

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A modern three bedroom dormer style home, offering spacious and superbly presented accommodation, situated on the edge of a popular sought after village to the north-east of Worcester, backing onto open fields, providing easy access to the local village school, City of Worcester and Junctions 6 and 7 of the M5 motorway, as well as national train networks.

Accommodation briefly comprises: Large Reception Hall, Lounge, Kitchen/Dining/Family Room, large Utility Room with Cloakroom off and courtesy door to double Garage, as well as a downstairs double Bedroom with fitted wardrobes and En-Suite Bathroom. On the first floor: Two further double Bedrooms, (both benefiting from En-Suite Shower Rooms) and a large Attic Store Room.

Outside: To the front of the property is a mono-bloc driveway providing off road parking for 3/4 cars, in turn giving access to double Garage, front door and a gated side/rear pedestrian access, outside courtesy lights. To the rear of the property is an enclosed garden, predominantly laid to lawn with paved mono-bloc patio area overlooking open fields/farmland.

Kitchen Dining Room: - 7.01m x 5.26m (23'0" x 17'3")

Lounge: - 5.36m x 3.68m (17'7" x 12'1")

Utility Room: - 4.8m x 2.59m (15'9" x 8'6")

Bedroom 1: - 6.15m x 3.96m (20'2" x 13'0")

En-Suite: - 2.79m x 2.39m (9'2" x 7'10")

Bedroom 2: - 6.15m x 4.04m (20'2" x 13'3")

En-Suite: - 2.79m x 2.77m (9'2" x 9'1")

Bedroom 3: - 4.6m x 3.91m (15'1" x 12'10")

En-Suite: - 3.23m x 3.12m (10'7" x 10'3")

Double Garage: - 5.36m x 4.75m (17'7" x 15'7")





- A modern detached dormer style home
- Oil fired central heating
- Quiet and secluded spot
- Private gardens overlooking open farmland/fields
- Easy access to the Worcester & Birmingham Canal
- Spacious and immaculately presented accommodation
- UPVC double glazing
- Sought after and popular village location
- Viewing highly recommended
- Council Tax Band: F

