



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

36 Suffolk Way, Droitwich, Worcestershire. WR9 7RE
Offers Over £400,000

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A very well maintained, good size four bedroom detached family home, situated within this sought after area of Droitwich. Offering easy access to local amenities, shops, cafe's, local schooling and further access to motorway links.

Accommodation comprising: Entrance Hall with vaulted ceiling, large Sitting Room with bay window to the front elevation, modern Kitchen/Dining Room with central island unit, integrated appliances, double opening doors to garden, door to potential Annexe/Study/Utility with family space and double opening doors to garden, recently refitted downstairs Shower Room, Study/downstairs Bedroom 4 To the first floor Landing with ample storage, Bedroom 1 to the front, Bedroom 2 to the rear with views over garden, Bedroom 3 with built-in wardrobes and large Family Bathroom.

Outside: To the front is off road parking and to the rear is a good size patio area and decked area onto a mature garden with shed and outside tap.

Location: Located in the popular Town of Droitwich, with many amenities, shops, pubs, cafe's and historic Droitwich Spa Lido park.

Hallway - 4m x 1.8m (13'1" x 5'10")

Kitchen/Dining Room - 5.8m x 3.8m (19'0" x 12'5")

Sitting Room - 5.8m x 3.3m (19'0" x 10'9")

Bedroom/Study (Downstairs) - 5m x 2.5m (16'4" x 8'2")

Shower Room - 2.6m x 1.2m (8'6" x 3'11")

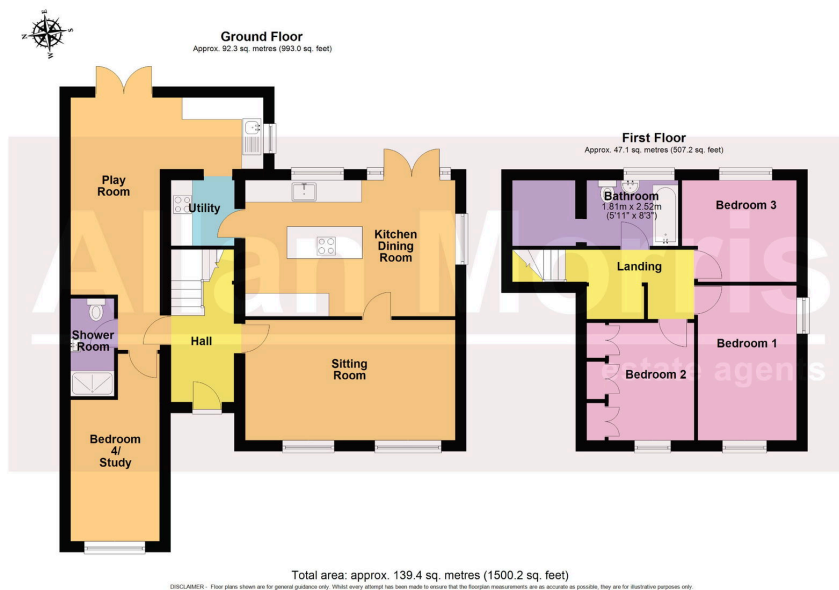
Bedroom 1 - 4.3m x 2.7m (14'1" x 8'10")

Bedroom 2 - 3.2m x 2.8m (10'5" x 9'2")

Bedroom 3 - 3.2m x 2.5m (10'5" x 8'2")

Bathroom - 2.7m x 1.8m (8'10" x 5'10")





- NO ONWARD CHAIN
- Large open-plan Kitchen/ Dining Room
- Vaulted ceiling in Hall
- Sought after location
- Patio and pleasant garden to the rear
- Beautifully presented & deceptively spacious
- Downstairs Shower Room with walk-in double shower
- Parking
- Potential for Annexe/Office
- Council Tax Band: E

