

14 ANNETHOMAS CRESCENT

£400,000



“A great home in a prime location”

Copcut, Worcestershire

Occupying a premium location on the very edge of this popular development, 14 Annethomas Crescent is a well-designed, detached property with superb, open views and a front door which opens out directly onto a large, peaceful green space. Four bedrooms, a large kitchen/ diner, rear garden and ample parking offer everything required to make a great family home.

- Stylish, modern family home
- Premium, edge of development location
- Attractive kitchen /dinner
- Partially-converted garage
- Generous living room
- Ensuite
- Ample parking
- Superb views across adjacent green space



Accessed via a private path, enter the property under a canopy porch into the reception hallway. Here, stairs lead up to the first floor and, to the side, a convenient cloakroom also provides storage room to accommodate coats and shoes.

To one side of the hallway lies the modern kitchen/ diner with the zones partitioned by a breakfast bar and stools. The kitchen features stylish floor and wall cabinets, providing plenty of storage and there's ample counter-top space for food prep. There are built in appliances such as a refrigerator and a dishwasher and a waist-height oven with a counter-top gas hob. The useful, adjacent utility room has space for white goods and additional storage and laundry. The dining area is large enough to accommodate a table to fit the whole family and a set of double-doors leads out to the rear patio area.

The generous living room spans the full depth of the property and has a feature front window making the most of the great, open views to the front.

Upstairs, there are four bedrooms, a family bathroom and a useful storage cupboard. The master bedroom soaks up the views to the front, has built-in storage and benefits from an attendant en suite shower room with cubical shower, WC and wash hand basin. There are three additional bedrooms - one is currently used as a large dressing room - these are serviced by the family bathroom with white suite, panelled bath with shower attachment above, WC and hand basin.

Outside: The rear garden is enclosed and secured with a pedestrian gate. There are two seating areas to soak up the sun: a paved patio area, directly to the rear and a further, elevated area - the perfect spot to enjoy evening drinks or a summer barbecue. The garden is laid to lawn and has a useful storage shed at the rear.

There is a superb added bonus of an additional external room, created from the partially-converted garage. This is currently used as a cinema and music room although it could have all kinds of uses from a hobby or craft room or perhaps a home office or gym. There is a further, small garden to the front of the property, plenty of driveway parking and more useful storage in the remaining un-converted section of the garage.





Area: Copcut is a popular residential area near to Droitwich Spa, owing to its easy access for commuters via road, motorway, bus and rail links, yet also within striking distance of the nearby countryside. There are public houses and grocery shops on the doorstep and Droitwich Spa itself is only a few minutes away with its shops, supermarkets, medical services, cafés, schools supermarkets and lido.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Radiators; Gas
Services:	Mains electricity, gas, water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date | Source: BT



EPC and floor plan available on the website.

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