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 **MAYFAIR**
OFFICE GROUP

19 Goldcrest Way, Droitwich, Worcestershire. WR9 7FY

Guide Price £470,000

3 2 1



A wonderful opportunity to acquire a well planned and spacious three double bedroom detached family home, situated within this sought after location, with easy access to amenities, Droitwich, Worcester and major transport links.

Accommodation briefly comprises: Entrance Hall with deep under stairs storage and Cloakroom, good size Sitting Room with bay window to front elevation, open-plan Kitchen/Dining/Family Area with tiled floor and double opening doors to garden, Utility with space and plumbing for washing machine and tumble dryer and side access. On the first floor: Landing with airing cupboard and shelving and access to attic space, Master Bedroom to front elevation with bay fronted window, Walk-in Closet with hanging rail and shelves and En-Suite Bathroom with large walk-in shower, two further Bedrooms and Family Bathroom with additional shower.

Outside: To the front is ample parking via driveway, Garage and EV Point. The rear of the property has a good size South facing garden, with gated side access.

LOCATION: The property is situated within easy reach of Droitwich, Worcester and major transport links.

Sitting Room: - 5.4m x 3.6m (17'8" x 11'9")

Kitchen/Family/Dining Area: - 7.6m x 3.9m (24'11" x 12'9")

Utility Room: - 1.8m x 1.7m (5'10" x 5'6")

Master Bedroom: - 4.7m x 3.8m (15'5" x 12'5")

Walk-in Closet: - 2.2m x 2.1m (7'2" x 6'10")

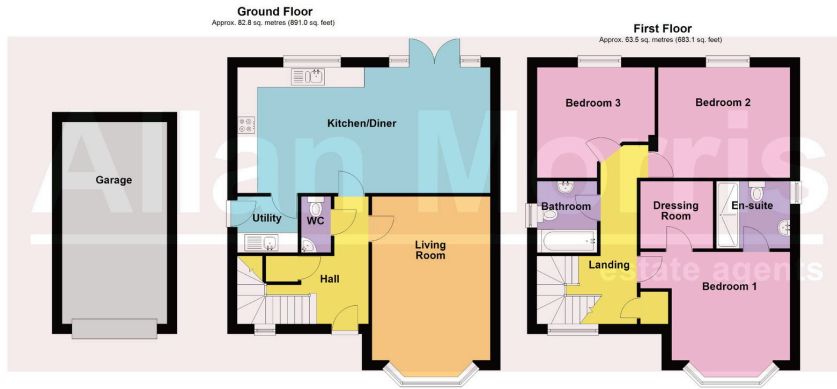
En-Suite: - 2.2m x 2m (7'2" x 6'6")

Bedroom 2: - 3.6m x 3.4m (11'9" x 11'1")

Bedroom 3: - 4.1m x 3.6m (13'5" x 11'9")

Bathroom: - 2.2m x 1.8m (7'2" x 5'10")





Total area: approx. 146.2 sq. metres (1574.1 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Very well presented
- Main Bedroom with En-Suite & walk in closet
- Open-plan Kitchen/Dining/Family Room to rear
- Garaging
- Good size South facing rear garden
- Deceptively spacious 3 bed detached family home
- Large Entrance Hall with storage
- Ample parking
- EV Point
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	