



26 Drovers Way

Worcester, WR3 8QD

Andrew Grant

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Worcester, WR3 8QD

3 Bedrooms 1 Bathroom 2 Reception Room

Modernised detached home with stylish kitchen, two receptions, garden and parking, perfect for contemporary family living.

- Well presented three bedroom detached home with integral garage and driveway parking
- Refurbished kitchen installed in 2017 with fitted units and integrated appliances
- Rear garden with lawn, paved patio and pergola providing outdoor dining space
- Brick paved driveway for two cars and integral garage for secure parking or storage
- Popular residential location close to schools, parkland, local amenities, Perdiswell Sports Centre, canal and golf course

This appealing detached home offers well maintained accommodation arranged over two floors. The ground floor provides a spacious living room, separate dining room and modern kitchen, together with a cloakroom. Upstairs are three bedrooms, two with fitted storage, served by a family bathroom. Outside there is a manageable lawned garden with patio and pergola, plus driveway parking for two cars and an integral garage. The property has been updated in recent years and presents a comfortable and functional environment ideal for family life.

1109 sq ft (103.1 sq m)





The kitchen

Designed for everyday cooking and family use, the kitchen features a U-shaped arrangement of contemporary cabinets with work surfaces incorporating a sink and drainer beneath a wide window. A gas hob with stainless steel extractor hood and double oven are built in, while further integrated appliances include a dishwasher and washing machine, and space is provided for the freestanding fridge freezer.





The dining room

This dedicated dining space provides a comfortable setting for family meals and entertaining. Glazed sliding doors connect directly to the paved patio and garden, creating an easy flow between indoor and outdoor dining areas. A doorway links with the kitchen while a door opens to the living room ensuring flexibility for larger gatherings.



The living room

Serving as the principal reception area, the living room centres around a focal fireplace with mantel and hearth. A broad front bay window overlooks the frontage and provides a pleasant outlook. From here there is access to both the hall and dining room, allowing the ground floor to work effectively for relaxation or socialising.





The primary bedroom

Occupying the front of the home, the primary bedroom offers a generous sleeping area with a wide window and mirrored sliding wardrobes fitted along one wall. The proportions allow ample room for additional bedroom furniture, and the space is conveniently accessed from the first floor landing.





The second bedroom

This double bedroom is positioned to the rear and includes built-in mirrored wardrobes providing storage. A window overlooks the garden, and the room is ideal for children or guests with enough space for two single beds or a double bed alongside other furnishings.





The third bedroom

Currently arranged as a study and craft room, the third bedroom includes built-in shelving along one wall. A window to the rear brings in a garden outlook and this flexible space can function as a single bedroom, nursery or home office as required.



The bathroom

The family bathroom is finished with tiled walls featuring a mosaic border. It comprises a panelled bath with mixer shower over and screen, a pedestal wash basin and a close-coupled WC. A window provides natural ventilation and a towel rail adds convenience.



The garden

At the rear of the home is a manageable garden with a level lawn bordered by established planting. A paved patio extends across the back of the property, offering space for outdoor dining and relaxation. A timber pergola frames a walkway and supports climbing plants, while fenced boundaries provide an enclosed feel.





The driveway and parking

A brick paved driveway provides off-road parking for up to two cars and leads to the integral single garage. The front garden features a lawn with ornamental tree and path to the entrance, giving the property attractive kerb appeal.

Location

Drovers Way lies within a well established residential area on the north eastern side of Worcester. Everyday shopping and services are available locally, while Worcester city centre is within easy reach for a wider range of amenities. The location is popular with families due to access to local schools and a nearby academy, and there are parks and green spaces within walking distance for recreation. It is also close to Perdiswell Sports Centre with swimming pool, as well as the canal and golf course. Commuters can take advantage of nearby road links connecting to the M5 and wider motorway network, along with rail services from Worcester stations.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2000 Mbps and upload speeds up to 2000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

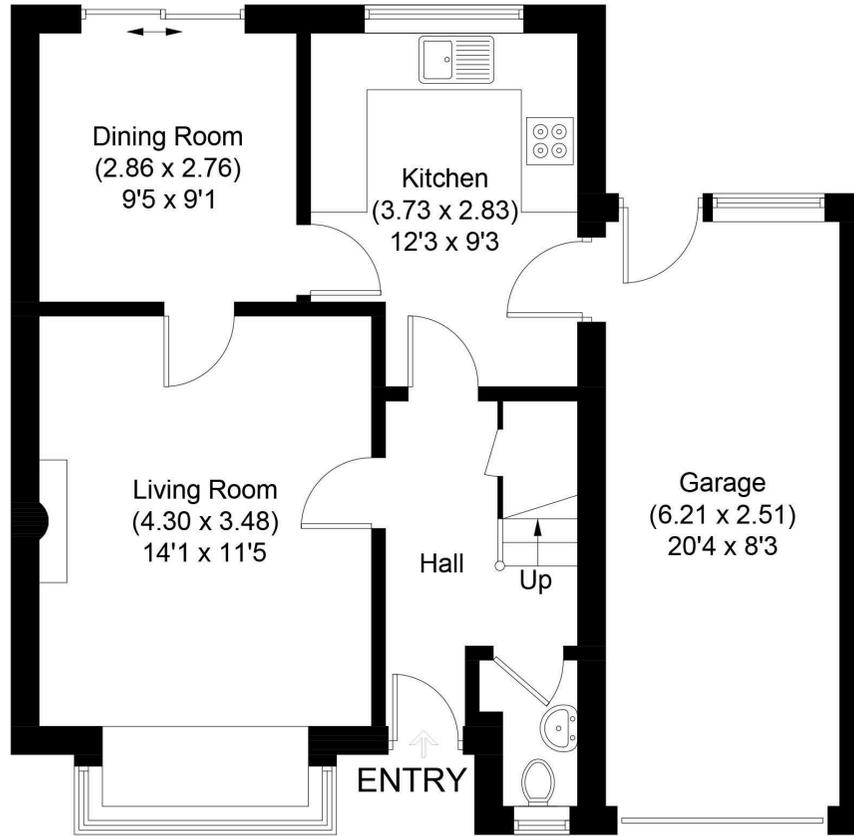
The Council Tax for this property is Band D.



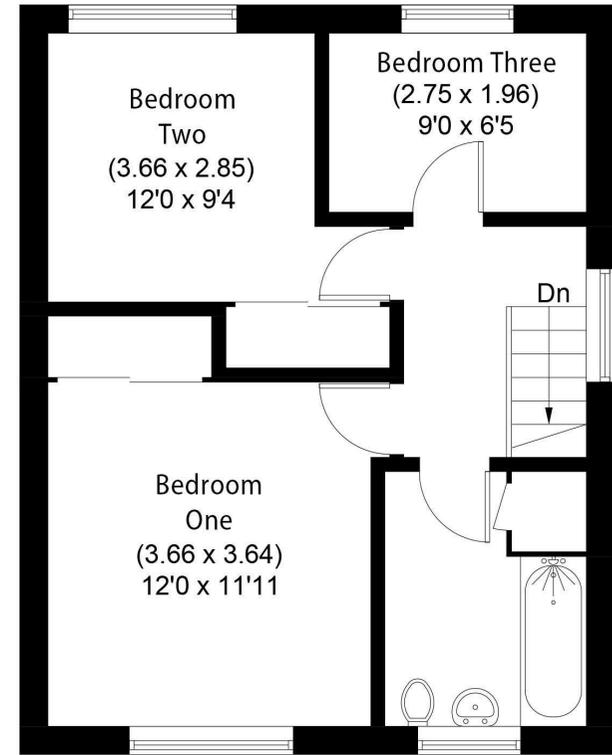
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Drovers Way

Approximate Gross Internal Area
 Ground Level = 60.8 sq m / 654 sq ft
 (Including Garage)
 First Level = 42.3 sq m / 455 sq ft
 Total = 103.1 sq m / 1109 sq ft



Ground Level



First Level

Illustration for identification purposes only, measurements are approximate, not to scale.



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