



**Connells**

South Park Drive  
Droitwich



### Property Description

Situated in a Cul de sac, this family home has reception hall, sitting room, dining room, family room, conservatory, kitchen, utility, cloakroom. Upstairs, there are four bedroom, en suite, family bathroom. There is off road parking, gardens to the front and rear. The property also benefits from gas fired central heating and uPVC double glazing.

### Location

This home is situated on the outskirts of the Spa town of Droitwich. There are close amenities with the town centre, set around Victoria Square, having a range of local and high street retailers and regular farmers markets. There is a Morrisons and Waitrose within the Town Centre however for all of your extra needs there is a large retail park within driving distance. Droitwich has a Lido, perfect for a day out with the kids.

There are several schools including First, Middle and High Schools providing a range of education all with Good or above Ofsted ratings. There are several transport links including Junction 6, M5 motorway, Droitwich Railway Station providing links to Birmingham and Worcester and regular bus services going to Droitwich town and Worcester

### Accommodation

The property has a reception hall, sitting room, dining room, family room, conservatory, kitchen, utility, cloakroom. Upstairs, there are four bedroom, en suite, family bathroom. There is off road parking, gardens to the front and rear. The property also benefits from gas fired central heating and uPVC double glazing.

### Accommodation Details

#### Ground Floor

#### Entrance Porch

### Entrance Hall

Smoke alarm, ceiling light, alarm system, central heating dial, shelving and recess lighting stairs to first floor, front facing windows, door to sitting room.

### Sitting Room

13' 5" x 15' 10" ( 4.09m x 4.83m )  
Front facing uPVC double glazed windows, ceiling light, electric fire with marble surround, double paneled radiator, single paneled radiator, door to dining room.

### Dining Room

8' 11" x 10' ( 2.72m x 3.05m )  
Ceiling light, double paneled radiator, archway to conservatory, door to kitchen.

### Conservatory

15' 10" x 11' ( 4.83m x 3.35m )  
uPVC glazed construction and roof, double panel radiator, French doors to garden, ceramic tiled floor.

### Kitchen

10' 4" x 12' 4" ( 3.15m x 3.76m )  
Rear facing uPVC double glazed window. Work surfaces including double drainer sink unit and Insinkerator mixer tap with hot water boiler facility, a range of wall mounted units, larder unit housing double oven and storage, gas hob with chimney cookerhood over, further larder units, a range of floor mounted units with integral fridge and integral freezer, integral dish washer, recessed spotlights, ceramic tiled floor, door to family room and utility. Door to downstairs larder with shelving.

### Utility Room

3' 6" x 5' 11" ( 1.07m x 1.80m )

Upvc part glazed door to side, work surface with double cupboard under, space and plumbing for washing machine, recessed spotlights, wall mounted combination boiler, door to cloakroom.

### Cloakroom

Ceiling light, vanity unit with inset wash hand basin, WC. single paneled radiator.

### Family Room

9' x 16' ( 2.74m x 4.88m )

Front facing uPVC double glazed window, recessed spotlights, double paneled radiator, door to kitchen.

### First Floor

#### Landing

Storage Cupboard, uPVC Double glazed front facing window, ceiling light, access to loft space, doors to bedrooms and bathroom.

#### Bedroom One

10' 10" x 12' 10" ( 3.30m x 3.91m )

Front facing uPVC Double glazed window, triple wardrobe with hanging rail and shelving, ceiling light. single paneled radiator, door to en-suite.

#### En Suite

Side facing uPVC double glazed window, shower cubicle, WC, wash hand basin, ceiling light, single paneled radiator, storage mirror.

#### Bedroom Two

8' 3" x 10' 9" ( 2.51m x 3.28m )

Front facing uPVC double glazed window, ceiling light, single paneled radiator,

#### Bedroom Three

9' 10" x 6' 4" ( 3.00m x 1.93m )

Rear facing uPVC double glazed window, ceiling light, single panel radiator.

#### Bedroom Four

8' 2" x 8' 2" ( 2.49m x 2.49m )

Rear facing uPVC double glazed window, ceiling light, single paneled radiator.

### Bathroom

Rear facing uPVC double glazed window, panel bath, WC, wash hand basin, part tiled walls, ceiling light, single panel radiator, electric over bath shower with shower screen.

### Outside

#### Front

To the front is a driveway providing parking for several vehicles, mature trees, gated access to the rear.

#### Carpport With Garden Shed

To the rear is an established and mature garden, mainly laid, having shrub and flower borders, pond, a sun terrace, mature trees, cold water tap, 2 areas of decking. Access to the side where there is a covered area and access to the front.

### Services

All services are connected to the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
 WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL307155](http://connells.co.uk/Property/WVL307155)**

**directions to this property:**

From the Warndon Villages office turn Right onto Millwood Drive right onto Plantation Drive, take a left at the first roundabout, and at the M5 roundabout onto Pershore Lane. Follow the road until the next roundabout and take the first exit onto Roman way. Follow this road and take the second exit onto Westwood Way. Take a left at the next roundabout onto Westwood Road, the first left onto Parkway, followed by a left onto South Park Drive.

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVL307155 - 0014