



9 Draycote Close, Worcester, WR5 3SY Guide Price £400,000



PLJ Worcester provide an exceptional opportunity to acquire this beautifully presented four bedroom detached family home. Situated in the highly desirable residential location of St Peters on the South side of Worcester the property is within walking distance to amenities including Tesco and just a short drive to travel networks such as M5 junction 7 and Worcester Parkway Station.

Finished to an outstanding standard throughout, this property offers spacious and versatile accommodation ideal for modern family living. The accommodation comprises a welcoming entrance hall, downstairs wc, generous living spaces including living room and dining room, and a well appointed kitchen designed for both everyday living and entertaining. The property benefits from four well proportioned bedrooms, including a superb master suite complete with a private ensuite shower room.

Further features include gas fired central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Externally, the property offers a garage and off road parking, along with a well maintained garden space perfect for relaxing or entertaining.

The property will be offered with a potential complete onward chain.

EPC: C Council Tax Band: E Tenure: Freehold

- Four Bedroom Detached Family Home
- Located in popular residential location
- Walking distance to amenities including Tesco
- Close proximity to travel networks such as M5 & Worcester Parkway Station
- Immaculately presented throughout
- En-suite, bathroom & downstairs WC
- Garage and off road parking
- Living Room, Dining Room & Kitchen
- Potential secured onward chain
- EPC: C

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	69	74			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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