



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

34 Suffolk Way, Droitwich, Worcestershire. WR9 7RE

£475,000

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A most spacious four bedroom detached family home offering flexible accommodation and benefiting from a generous corner plot, situated in a quiet location within the popular town of Droitwich.

Accommodation comprising: Entrance Hall, downstairs Cloakroom, Study, Dining Room, Living Room, Conservatory, Kitchen, Breakfast Room with spiral staircase up to flexible Mezzanine area, Utility Room, Games Room (formerly garage, can be converted back, if required). On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Outside: To the front is a generous driveway and foregarden. To the rear is an enclosed, well stocked private garden.

LOCATION: The property is situated in the popular town of Droitwich, offering easy access to local amenities, including shops, cafes, Droitwich Spa Lido and Park, as well as easy access to Worcester city and major transport links.

**Study** - 3.59m x 2.44m (11'9" x 8'0")

**Dining Room** - 3.62m x 2.78m (11'10" x 9'1")

**Living Room** - 5.96m x 3.84m (19'6" x 12'7")

**Kitchen** - 2.25m x 5.3m (7'4" x 17'4")

**Breakfast Room** - 4.3m x 2.91m (14'1" x 9'6")

**Utility** - 2.7m x 1.79m (8'10" x 5'10")

**Bedroom 1** - 2.8m x 4.6m (9'2" x 15'1")

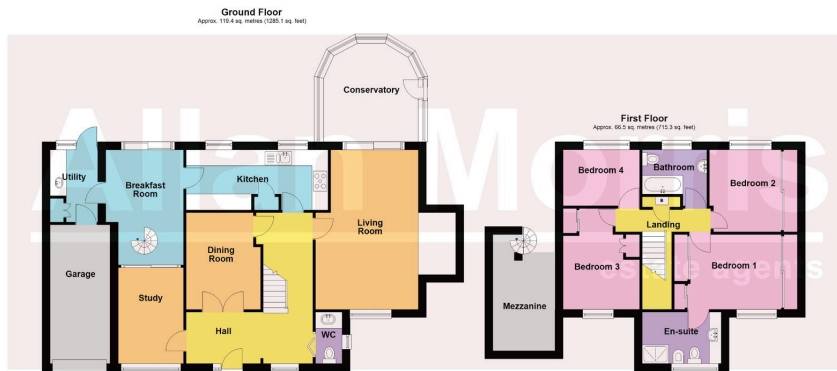
**Bedroom 2** - 3.07m x 3.29m (10'0" x 10'9")

**Bedroom 3** - 3.77m x 2.86m (12'4" x 9'4")

**Bedroom 4** - 2.09m x 2.86m (6'10" x 9'4")

**Mezzanine** - 3.41m x 2.33m (11'2" x 7'7")





Total area: approx. 185.9 sq. metres (2000.5 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.

- No Onward Chain
- 4 Bedrooms
- Private driveway
- Quiet location
- Council Tax Band E
- Spacious detached family home
- Generous flexible living accommodation
- Well stocked rear garden
- Easy access to motorway links

