



21 Oakland Avenue

Droitwich, WR9 7BU

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

Modernised family home with open-plan living and breathtaking garden, featuring four bedrooms, a tandem garage and a stylish kitchen diner.

- Contemporary four-bedroom home with two elegant reception rooms and modernised interiors
- Showpiece open-plan kitchen/dining room with peninsula, range cooker and folding doors onto terrace
- North-facing garden extending to a generous length with terrace, central lawn, mature trees and vibrant borders
- Private block-paved driveway leading to tandem garage providing parking for multiple vehicles
- Desirable Oakland Avenue setting within Droitwich, close to town centre amenities, schools and transport links

This beautifully presented home has been thoughtfully remodelled to create a stylish and practical environment for family living. The ground floor flows from a welcoming hallway into a generous living room and an impressive open-plan kitchen/dining room with doors to the terrace. Upstairs are four bedrooms including a principal suite with en suite shower room, alongside a luxurious family shower room. Outside, the outstanding garden enjoys mature planting and extends beyond a spacious terrace, while a block-paved driveway and tandem garage provide ample parking.

1972 sq ft (183.3 sq m)





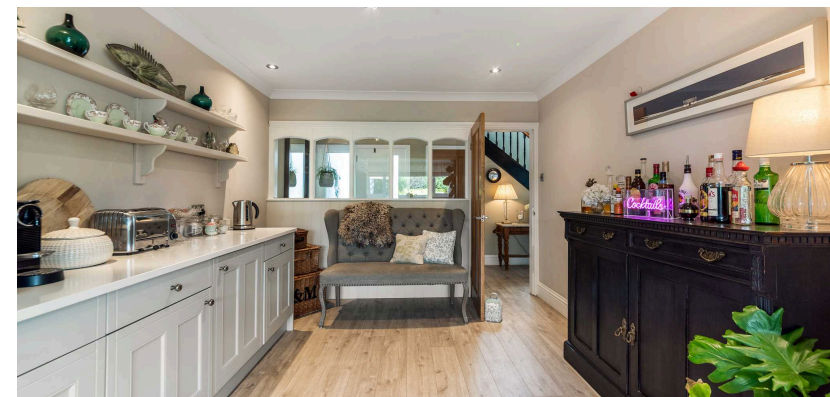
The kitchen

An impressive hub of the home, the kitchen has been remodelled with painted cabinets, a peninsula and a butler sink set below a broad picture window framing garden views.





A range cooker sits within the cabinetry and there is plentiful storage and work surface space. The open plan design flows into the dining area and out to the terrace, from here there is access through to the utility room.







The utility

Situated off the kitchen, the utility room provides extra preparation and laundry space with matching cabinets and a Belfast-style sink. A window and a half-glazed door look out to the side of the house, and there is open shelving for storage. This practical room also links the kitchen to the tandem garage and offers direct access outdoors.



The dining room

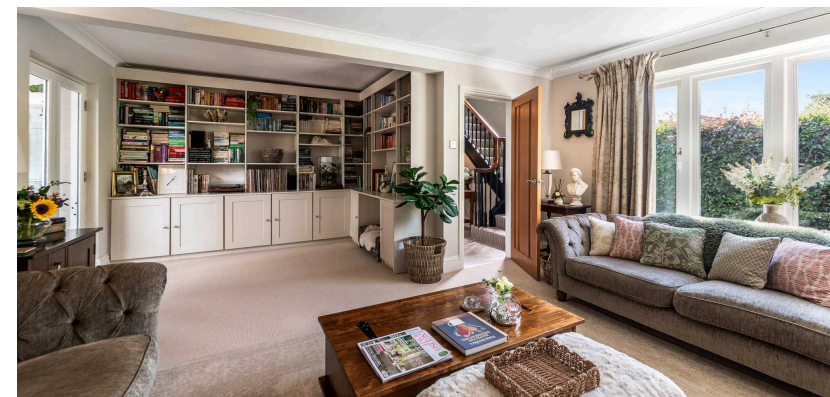
At the heart of the rear extension lies the dedicated dining area, designed for memorable gatherings. A striking roof lantern draws the eye upward and bi-fold doors open on to the terrace, creating an easy flow to the garden. There is plenty of space for a large table and occasional furniture, and double doors connect the room to the living room.





The living room

Perfect for relaxing after a busy day, the living room combines character and comfort. A handsome fireplace with wooden surround and inset hearth creates a focal point, while a wide front window frames a leafy outlook. Along one wall is an extensive set of shelves and cabinets for displaying books and collections. This inviting room links both to the hall and, via glazed doors, to the dining room.

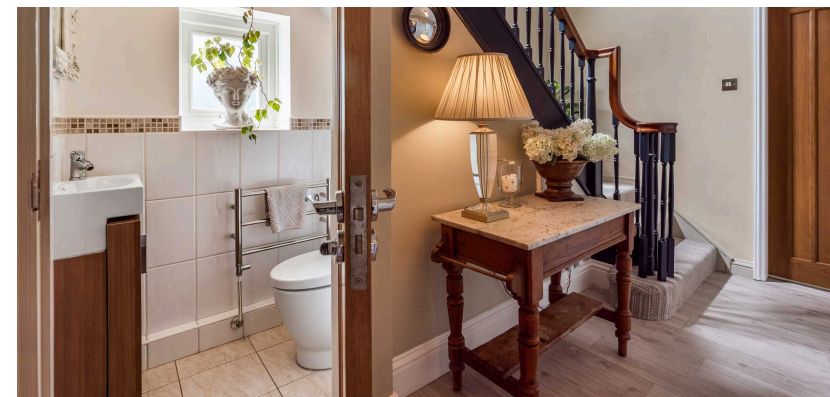






The hallway and cloakroom

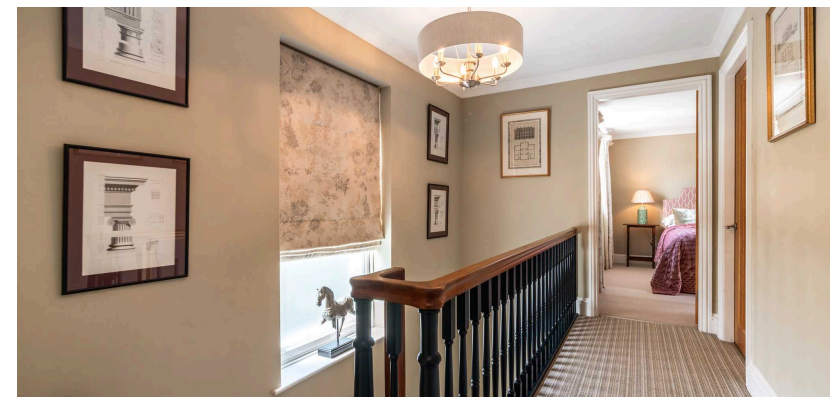
Stepping through the front door, you arrive in a welcoming hall with wood flooring and a striking staircase with painted balustrade and polished handrail. Doors lead to the living room, cloakroom and the open-plan kitchen. The cloakroom is finished with half-height tiling and mosaic detailing, and includes a modern basin and WC.





The landing

The first-floor landing has a galleried feel with its open balustrade and striped carpet running the length of the space. A window to the side casts soft light across the stairwell. From here, doors lead off to all four bedrooms and the family shower room.





The primary bedroom

Occupying a generous footprint, the principal bedroom offers a restful retreat. Dual-aspect windows provide leafy outlooks, and there is plenty of room for freestanding wardrobes, bedside tables and a seating area. A door leads to the private en suite shower room.





The primary en suite

Serving the principal bedroom, the en suite has been smartly refurbished with full-height tiling. It features a glazed shower enclosure with rainfall head, a modern vanity with storage below and a WC. A frosted window provides ventilation.



The second bedroom

Situated at the rear, this comfortable double bedroom looks over the garden. It easily accommodates a double bed along with additional furniture.





The third bedroom

This versatile bedroom overlooks the rear of the home and is currently arranged as a dressing room. It would also work well as a guest or family bedroom, with space to accommodate a double bed and furnishings with ease.



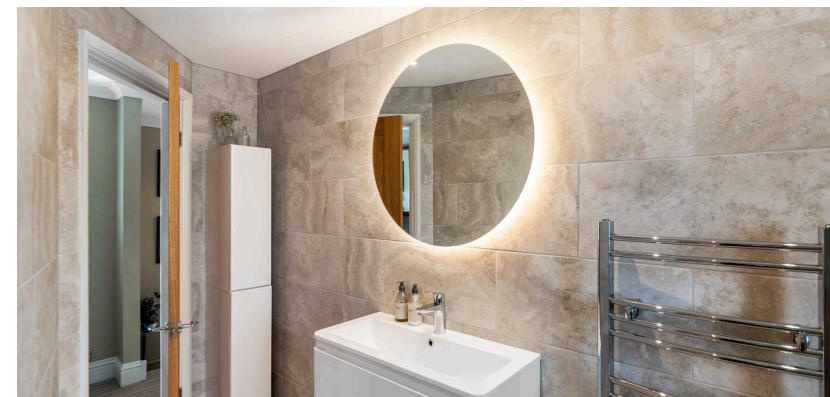
The fourth bedroom

A compact room at the front of the home, which is currently used as a home office. It has space for a single bed and bedroom furniture and could serve as a child's room or nursery.



The shower room

Serving the remaining bedrooms, the family shower room has been appointed in a contemporary style. A broad walk-in shower with frameless screen and rainfall fittings sits opposite a floating vanity with integrated basin and a back-to-wall WC. Large-format tiles and an illuminated mirror complete the look.





The garden

An outstanding feature of this home is its wonderful garden, extending far beyond the terrace. A broad paved seating area provides space for outdoor dining and entertaining, while the sweeping lawn stretches away between colourful borders and mature specimen trees. An informal orchard and herbaceous beds burst with seasonal colour and scent. At the far end, a sheltered bench offers a peaceful spot to pause.







In addition to the main lawn, there are further deep borders and hidden corners stocked with shrubs and perennials, giving a sense of privacy. The garden is fully enclosed and there is plenty of room for play or vegetable beds should you wish. A pathway leads back towards the house and the side gate to the driveway.





The driveway and parking

At the front of the property, a mature hedge screens a generous block-paved driveway that provides parking for multiple vehicles. The drive leads to a tandem garage with double doors, ideal for storing cars, bikes or garden equipment. A side gate gives access to the rear garden.



Location

Oakland Avenue is a sought-after residential street within easy reach of Droitwich Spa town centre. The spa town offers a variety of shops, cafes and everyday services, as well as sports facilities, green spaces and canal-side walks. A choice of well-regarded schools can be found locally, along with regular bus and rail services to Worcester, Birmingham and the wider region. Road connections are excellent, with access to the M5 at Junctions 5 and 6 and to the A38 for commuting. The nearby countryside offers further opportunities for walking and leisure.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (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 F



Oakland Avenue

Approximate Gross Internal Area
Ground Floor = 117.2 sq m / 1261 sq ft
(Excluding Void / Including Garage)
First Floor = 63.6 sq m / 686 sq ft
Total = 183.3 sq m / 1972 sq ft

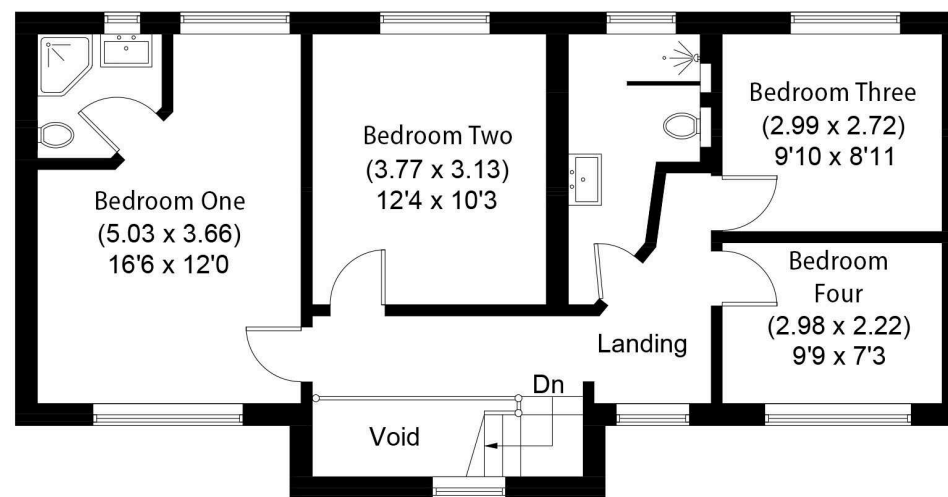
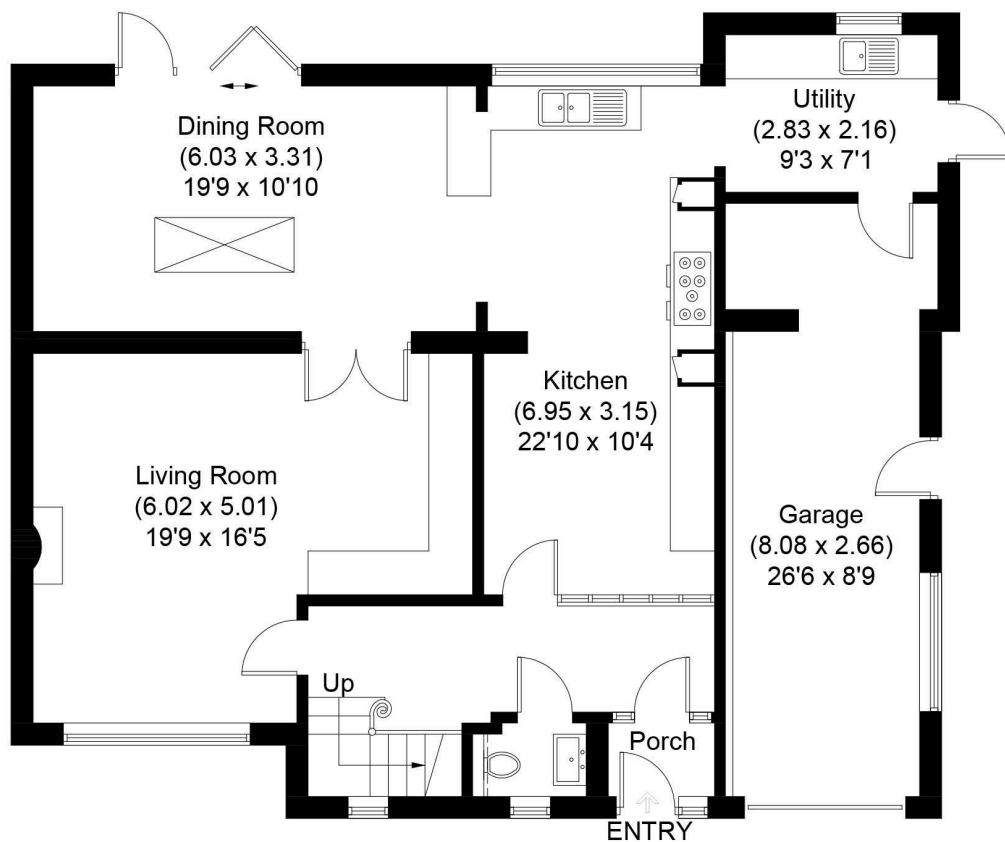


Illustration for identification purposes only, measurements are approximate, not to scale.



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