



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

53 Waterside, Droitwich, Worcestershire. WR9 8UL

Offers In Region Of £425,000

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A super opportunity to acquire a much improved and immaculately presented three bedroom spacious detached Bungalow, situated in a sought after location within easy reach of Droitwich and major transport links.

Accommodation comprising: Entrance Hall with built in storage/ airing cupboard and shelving, access to Attic, superb large Sitting Room to the rear elevation with built in storage and shelving, large Conservatory/Family Room to the rear elevation with double opening doors to garden and tiled flooring, well fitted, modern style Kitchen with built in fridge freezer, dishwasher, washing machine and tumble dryer, door giving access to patio and garden. From Hallway, into Master Bedroom with built in wardrobes and En-Suite, two further good size Bedrooms and a Family Bathroom.

Outside: To the front of the property is off road parking and garaging. The rear garden has a patio area with further sunken patio/seating area and low decorative wall with raised beds and built in seating, gated side access and outside tap. Leading onto further garden area, with established shrubs and patio area to the far end, offering a high degree of privacy.

Sitting Room - 5m x 3.8m (16'4" x 12'5")

Kitchen - 3.6m x 2.9m (11'9" x 9'6")

Conservatory/Family Room - 4.3m x 4.3m (14'1" x 14'1")

Master Bedroom - 4.3m x 4.9m (14'1" x 16'0")

En-Suite - 1.7m x 1.6m (5'6" x 5'2")

Bedroom 2 - 3.6m x 2.7m (11'9" x 8'10")

Bedroom 3 - 2.7m x 2.5m (8'10" x 8'2")

Bathroom - 2m x 1.6m (6'6" x 5'2")





Total area: approx. 105.0 sq. metres (1130.5 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.



- Immaculately presented
- Sought after location
- New doors & re-decoration
- Large Conservatory/Family Room
- Council Tax Band: E
- 3 Bedroom detached Bungalow
- Updated throughout
- Landscaped garden
- Garaging & Parking Room

