



QualitySolicitors
Parkinson Wright
Estate Agents



St. Augustines Close, Droitwich, WR9 8QW

Guide Price £400,000

- Substantial Detached Property
- Four Bedrooms
- Family Bathroom
- Gas Central Heating & Double Glazing
- CONVENIENT MOTORWAY ACCESS
- Two Reception Rooms
- Ensuite Shower Room
- Spacious Conservatory
- Single Garage & Driveway
- EARLY VIEWING ESSENTIAL

14 St. Augustines Close, Droitwich WR9 8QW

A well proportioned detached family home situated in a cul-de-sac position within an established area close to the centre of Droitwich offering deceptively spacious accommodation. EXCITING MODERNISATION OPPORTUNITY. EPC - E



Council Tax Band: E





LOCATION & DESCRIPTION

Occupying a prime position in a desirable cul-de-sac within easy reach of Droitwich Spa and the M5 motorway Junction 5. Droitwich has an array of facilities including a variety of shops and supermarkets, railway station, two golf clubs, lido park, theatre and other leisure pursuits close at hand. The property is a charming detached house offering spacious accommodation. Access is via a double glazed door opening into:-

ENTRANCE PORCH

Wall light and a further part glazed wooden front door opening into:-

RECEPTION HALL

Ceiling light, radiator, stairs to the first floor, walk in storage cupboard and doors to:-

GUEST CLOAKROOM

7'3 x 2'9

Ceiling light, front facing opaque double glazed window and radiator. There is a two piece suite consisting of wash hand basin with storage cupboard under and a low level W.C.

LOUNGE

26'3 (into bay) x 12'1

A good size light and airy living space with three wall lights, front facing double glazed bay window, rear facing double glazed patio doors opening into the conservatory, two radiators and a feature fireplace with hearth and mantle over. Door to:-

DINING ROOM

15'8 x 9'8

Ceiling light, radiator, double glazed patio door giving access into the conservatory, useful under stairs cupboard and door to:-

KITCHEN

17'6 x 10'5

Recessed ceiling spotlights, rear facing double glazed window, side facing door giving access to the garden and garage and radiator. There are a range of wall, base and drawer units, with tiled splashback, roll top work surface over, stainless steel sink with matching drainer and mixer tap, integrated oven with four ring gas hob with extractor fan over and space for appliances. A door opens into:-

CONSERVATORY

19'11 x 7'6

A pleasant space overlooking the garden with side and rear facing double glazed windows, opaque sloping roof, double doors opening onto the patio, wall lights and power.

LANDING

Ceiling light, loft access and airing cupboard with storage and housing a modern 'Worcester' boiler. Doors to:-

BEDROOM ONE

A good size principal bedroom with ceiling light, front facing double glazed bay window, radiator and a range of fitted wardrobes. Door to:-

ENSUITE SHOWER ROOM

Ceiling light, front facing opaque double glazed window and radiator. There is a three piece suite consisting of bath with shower over, wash hand basin in vanity unit and a low level W.C.

BEDROOM TWO

Another double bedroom with ceiling light, rear facing double glazed window and radiator.

BEDROOM THREE

8'7 x 7'1

A good size single with ceiling light, rear facing double glazed window and radiator.

BEDROOM FOUR

8'7 x 6'11

Ceiling light, rear facing double glazed window and radiator.

BATHROOM

6'4 x 5'10

Ceiling light, side facing opaque double glazed window and radiator. There is a three piece suite consisting of bath with shower over, wash hand basin with pedestal and a low level W.C.

OUTSIDE

To the front of the property a block paved driveway provides off road parking for two cars, access to the garage and a side access to the rear garden via a wrought iron gate. There is a further ornamental gravelled area to the side.

To the rear of the property is a very private and enclosed garden with initial slabbed patio area, steps lead up to a further slabbed area with gravel borders planted with a range of mature shrubs. To the side of the property is a useful slabbed space with wooden shed and greenhouse in situ.

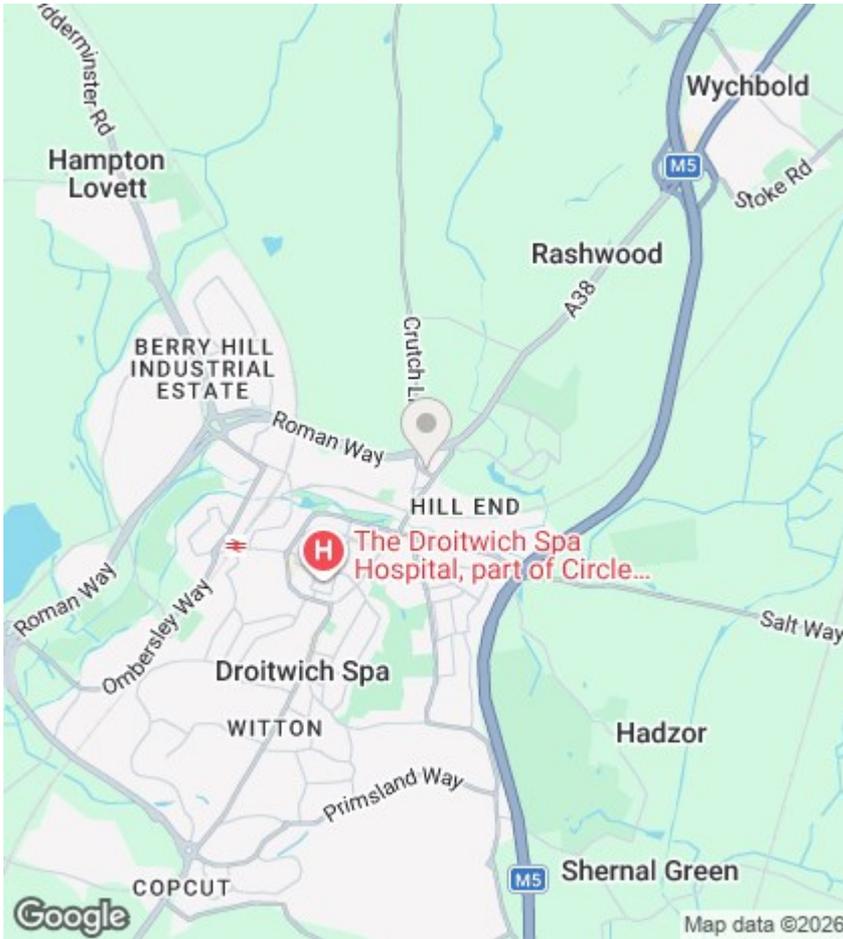
GARAGE

16'3 x 8'5

A single garage with up and over door, light and power.

SERVICES

We believe all mains services are connected to the property but have not been verified.



Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		

