

AP MORGAN



Rose Avenue, Droitwich, Worcestershire
Fixed Price £350,000

Features:

- Generously extended dormer bungalow
- Two double bedrooms both with en-suites
- Lounge with feature log burner
- Open plan family/dining room
- Stylish fitted kitchen
- Family bathroom
- South-Westerly facing garden
- Block paved driveway

Description:

A deceptively spacious and generously extended dormer bungalow, boasting two double bedrooms both with en-suites, two reception rooms, private sunny aspect rear garden, and driveway, all situated within a desirable residential location conveniently situated within walking distance of Droitwich Spa Lido Park and local shops and amenities.

The property is set back from the road via a landscaped frontage with fore-garden, and a block paved driveway.

An open canopy porch covers the front door with the welcoming interior briefly comprising of: Entrance hallway, cosy lounge with bow bay window to the front aspect and a feature log burner, impressive open plan family/dining room offering a bright and airy entertaining space with large sliding doors out to the rear, stylish fitted kitchen having a range style cooker, inset sink and built in dishwasher. To complete the ground floor is a double bedroom with large dressing area having fitted wardrobe storage, handy utility space, en-suite shower room, and a unique family bathroom suite having bathtub with feature exposed copper pipe taps.

Rising upstairs the first floor exclusively hosts a substantial double bedroom loft conversion offering an en-suite shower room and storage space.

Moving outside the property enjoys a landscaped sunny aspect rear garden laid to paved patio and timber decking seating areas, large, filtered Koi pond, lawn with well-stocked planted borders, and a timber shed store with fitted power.

Further benefits include: Gas fired central heating and double glazing, side access gate, original 1930's internal doors, outside garden tap and power sockets.

Conveniently located on Rose Avenue, this property is just a short distance from essential amenities such as Waitrose, St. Peter's First School, and Droitwich Spa Lido Park, offering residents easy access to shopping, education, and leisure opportunities.



Details:

Entrance Hall

Lounge 15' (4.57) max into bay x 10' (3.05)

Open Plan Family/Dining Room 12' x 23'2" (3.66m x 7.06m)

Kitchen 9'3" x 10'6" (2.82m x 3.2m)

Bedroom Two 9'10" x 10'6" (3m x 3.2m) Both min

Dressing Area

Utility Area

En-suite Shower Room 6'8" x 5'2" (2.03m x 1.57m)

Bathroom 7'9" x 9'9" (2.36m x 2.97m) Both max

First Floor Landing

Master Bedroom 14' x 15'6" (4.27m x 4.72m)

En-suite Shower Room 5'2" x 8'7" (1.57m x 2.62m)



EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.

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We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

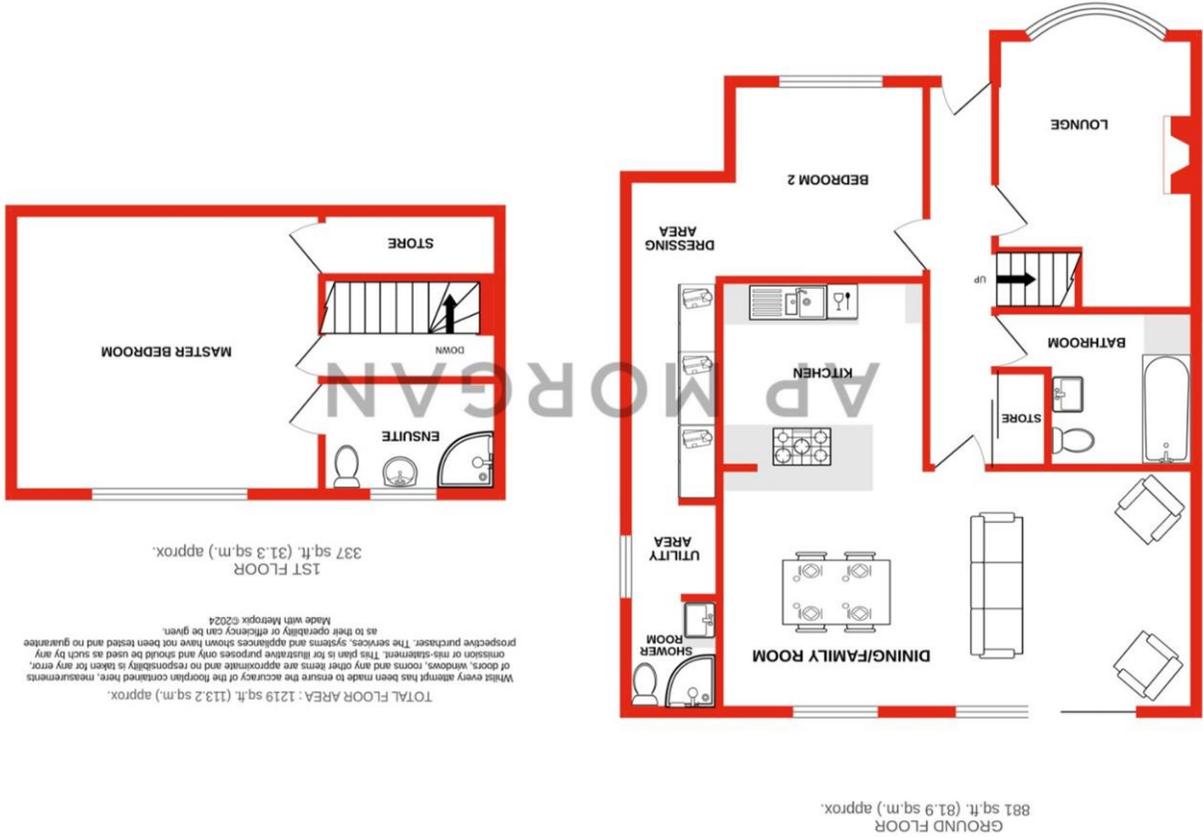
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GROUND FLOOR
881 sq. ft. (81.9 sq. m.) approx.

1ST FLOOR
337 sq. ft. (31.3 sq. m.) approx.

TOTAL FLOOR AREA: 1219 sq. ft. (113.2 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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