

AP MORGAN



Gresley Way, Copcut, Droitwich
Offers in the region of £625,000

Features:

- Executive five bedroom detached family home
- Constructed in 2017 by Miller homes
- Generous accommodation & high ceilings
- Four reception rooms & modern fitted kitchen
- Family bathroom, two en-suites and ground floor w/c
- South facing rear garden
- Detached double garage and four car driveway
- Desirable location on modern development

Description:

Occupying a prominent position within this modern and highly sought-after residential development on the outskirts of Droitwich Town Centre is this substantial five-bedroom detached family residence. Constructed in 2017 by Miller Homes, this modern property boasts generous and versatile family living space, with high ceilings enhancing the sense of openness throughout.

The impressive double-fronted home is approached via a lawned fore-garden bordered by a low-level hedgerow, alongside a large driveway to the right-hand side, offering parking for multiple vehicles and access to the detached double garage. A pathway leads to a storm porch and the front entrance door.

Once inside, the beautifully presented interior briefly comprises: entrance hall with useful storage cupboards and access to a ground floor guest W/C, a generous study, and a spacious lounge with double doors opening through to the formal dining room, which benefits from dual-aspect views and French doors leading out to the rear garden. The heart of the home is the impressive and spacious open-plan kitchen/dining/family room, offering excellent entertaining space with a designated dining area and a well-equipped kitchen featuring a built-in double oven, fridge/freezer, five-burner gas hob, breakfast bar, and a separate utility room for laundry appliances.

Rising upstairs, the galleried landing provides access to the master bedroom, which features a dressing area and a modern en-suite shower room, along with a second double bedroom also benefiting from its own en-suite. There are



three further well-proportioned bedrooms and a modern family bathroom suite offering both a bathtub and a separate shower enclosure.

Moving outside, the property enjoys a private and south-facing rear garden, featuring an initial paved seating area leading to a lawn, with an additional paved area at the rear beneath a timber-framed gazebo and a garden bar. A side door gives direct access to the detached double garage, which is currently utilised as a home gym and comes equipped with power sockets, lighting, and a pitched roof offering additional storage options.

Further benefits include gas-fired central heating with zoned controls, double glazing, remaining NHBC warranty, and external power sockets.

The property is situated in a prime location close to open countryside, well-regarded local schools, and a range of leisure and shopping facilities available in Droitwich. The cathedral city of Worcester is just 9 miles away, while the M5 motorway at either Junction 5 or Junction 6 offers convenient access to Birmingham and the West Midlands, Bristol and the South West, and London and the South East via the M42/M40.

Details:

Storm Porch

Entrance Hall

Guest w/c

Lounge 5.30 x 3.54

Dining Room 2.66 x 3.54

Kitchen/Dining/Family Room 5.60 x 6.60 Both max

Utility Room 1.68 x 2.31

Study 2.50 x 3.45



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While every attempt has been made to ensure the accuracy of the floorplan, contained herein, measurements of doors, windows, rooms, and other items are approximate and no guarantee is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The investor, its agents and advisors should have not been tested and no guarantee as to their capability or reliability can be given.

Plan produced using survey data that can be given

