

AP MORGAN



Gresley Way, Copcut, Droitwich
Offers in the region of £365,000

Features:

- Modern detached family home on corner plot
- Constructed by Miller homes in 2017
- Three well-proportioned bedrooms
- Dual aspect lounge with bay window
- Contemporary open plan kitchen/dining room
- Family bathroom, en-suite & ground floor w/c
- Enclosed rear garden
- Garage and tandem driveway

Description:

This beautifully presented three-bedroom detached family home occupies a desirable corner plot within a modern and sought-after development on the outskirts of Droitwich Town Centre. Built in 2017 by Miller Homes, the property offers well-maintained living accommodation and benefits from a tandem driveway and garage located to the rear.

The attractive and welcoming interior briefly comprises: entrance hallway with access to a ground floor guest W/C, a spacious dual-aspect lounge with feature bay window, and a modern L-shaped open-plan kitchen/dining room, enjoying a range of fitted wall and base units with built-in oven, fridge/freezer, dishwasher, gas hob and a useful under stairs store cupboard.

Rising upstairs, the first-floor landing has doors leading off to a master bedroom with built-in storage cupboard and access to an en-suite shower room, a dual-aspect second double bedroom with integral wardrobes, a single third bedroom, and a three-piece family bathroom suite.

Moving outside, the property enjoys an enclosed rear garden, laid to an initial paved patio leading to a lawn with gravelled borders, walled boundaries, and a side access gate opening to the tandem driveway and garage at the rear.

Ideally situated on the outskirts of Droitwich, the property benefits from close proximity to open countryside, well-regarded local schools, and a range of leisure and shopping amenities within the town. The historic city of Worcester lies just 9 miles away, while excellent transport links are provided by the nearby M5 motorway at Junctions 5 and 6,



offering direct routes to Birmingham and the West Midlands, Bristol and the South West, as well as London and the South East via the M42 and M40.

Details:

Entrance Hall

Ground Floor Guest W/C

Lounge 5.42 x 3.50 Max into bay

Kitchen/Dining Room 5.42 x 4.57 Both max

Garage 5.92 x 3.05

First Floor Landing

Master Bedroom 3.60 x 3.47 Both max

En-suite 1.87 x 2.42 Both max

Bedroom Two 3.47 x 3.28 Both max

Bedroom Three 2.52 x 2.59 Both max

Bathroom 1.85 x 2.02

EPC Rating: B

Council Tax Band: E (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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