

AP MORGAN



Deer Grove, Droitwich, Worcestershire
Offers in the region of £350,000

Features:

- Stunning detached family home
- Prominent position on a unique plot
- Three good sized bedrooms
- Dual aspect lounge
- Modern fitted Kitchen/Dining Room
- Separate utility room & ground floor W/C
- Family bathroom & en-suite shower room
- Landscaped garden & driveway and garage to rear

Description:

Situated within a modern and sought-after development on the outskirts of the historical town of Droitwich Spa, off Pulley Lane, is this beautifully presented three-bedroom detached family home offering spacious and comfortable living. Constructed by Persimmon Homes in 2020 and with a five-year NHBC warranty still in place, the property occupies a prime position opposite an open green space, making it an excellent choice for families, first-time buyers, and professionals seeking a modern family home.

The property enjoys a unique and enviable corner position, with gardens to one side, attractive views over open green space to the front and right-hand side, and the added benefit of a driveway and garage to the rear.

Inside, the immaculately presented accommodation comprises: entrance hall, a spacious dual-aspect lounge with double-glazed French doors opening to the garden, and a contemporary open-plan kitchen/dining room. The kitchen is fitted with sleek wall and base units, quartz countertops, integrated oven with gas hob, fridge/freezer, and dishwasher, while the separate utility room provides space for a washing machine and tumble dryer, while the guest cloakroom completes the ground floor.

Upstairs, the well-presented interior continues with a master bedroom suite featuring a dressing area with fitted mirrored wardrobes and a modern en-suite shower room. Bedroom two is enhanced by attractive panelling, and bedroom three is also generously sized. A modern family bathroom with a shower over the bath serves the additional bedrooms.

The property further benefits from double glazing, gas-fired central heating, bespoke fitted shutters to the majority of windows, and the remaining NHBC warranty.

Outside, the landscaped garden offers a stone-paved seating area leading onto a neatly kept lawn, with a further sunken paved seating space to the rear. The garden is enclosed by walled and fenced boundaries, with a side gate giving access to the rear driveway and garage, which benefits from lighting and two power



sockets. An outside tap is also conveniently located to the right-hand side of the property.

The Wildlife Way development is a sought-after enclave on the southern side of Droitwich Spa, just off Newland Lane, surrounded by countryside walks, cycling, and bridle paths. On-site amenities within walking distance include a fish and chip shop, dessert shop, micro pub, barbers, and a Co-operative store, while the property also lies within catchment for well-regarded schools at all ages.

Droitwich Spa itself is a historic town nestled on the banks of the River Salwarpe. It benefits from excellent transport links, with Droitwich Railway Station approximately two miles away and the M5 (junctions 5 and 6) each around four miles to the north and south. The bustling town centre offers a wide range of pubs, restaurants, and shops, making it a vibrant and welcoming community.

Details:

Entrance Hall

Lounge 5.61 x 3.12

Kitchen/Dining Room 5.61 x 3.6 Both max

Utility Room 1.6 x 1.88

Ground Floor W/C

Garage 5.3 x 2.62

First Floor Landing

Master Bedroom 5.64 x 3.15 Both max

En-suite Shower Room 2.18 x 1.22

Bedroom Two 3.23 x 2.8

Bedroom Three 2.3 x 2.82

Family Bathroom 1.9 x 2.18

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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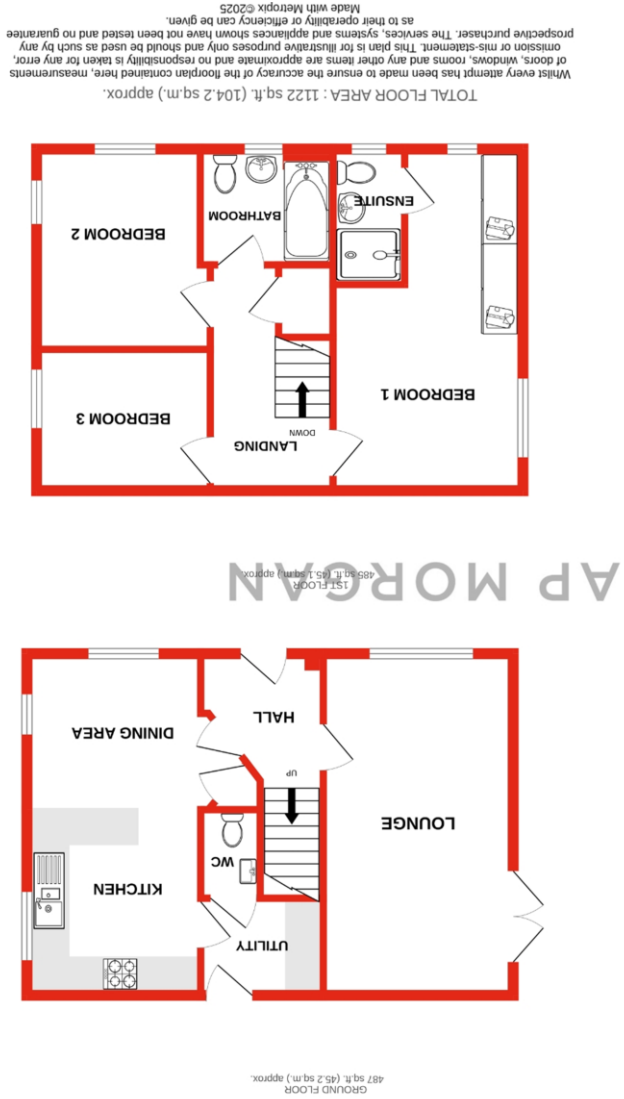
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