



36 Goldcrest Way, Droitwich, WR9 7FY
Offers Over £620,000

EPC: A

oulsnam





Droitwich Spa is a historic town within the Wychavon district of northern Worcestershire which has become famous for its brine and salt production. The town offers excellent everyday amenities which includes a Waitrose store and there are an array of local pubs and an eclectic mix of traditional shops, a Farmers Market is also held regularly in Victoria Square. St Peters fields provide excellent park land, as well as the Droitwich Spa lido, with excellent facilities during both the summer and winter months and excellent leisure pursuits for family life including the cricket and tennis club within the Park. There are numerous footpaths that provide access to the surrounding countryside that includes walks along the canal. This location is also well placed benefiting from easy access to the extensive array of facilities including shops, a theatre, two golf clubs including Gaudet Luce Golf & Leisure Complex, Droitwich Town Centre and Train station providing excellent rail links to both Worcester and Birmingham city centres and for the nearby motorway network of the M5 providing excellent connections to the North and South, Birmingham Airport and NEC, M42 in addition to London and the M40 corridor.

SUMMARY

This fabulous family home is situated on The Orchards development, enjoying the beauty of the surrounding area with beautiful countryside, farmland and fields, this highly regarded area is ideal for ease of access to both Droitwich and Worcester.

The property offers executive family living and this beautiful Redrow Heritage Home has the fabulous kerb appeal of a traditional 1930's styled home enhanced with a contemporary feel inside, with its magnificent feature bay windows, socialable kitchen dining room with doors out to the garden, this home must be viewed to appreciate the space on offer.

SUMMARY

- * Welcoming reception hall with stairs rising to first floor accommodation.
- * The beautiful bay fronted living room is a wonderful light and airy room.
- * The snug offers an additional reception room and could be used a second living room or playroom depending on individual requirements, light floods in from the doors that open out into the garden.
- * Stunning open plan family kitchen dining room with doors opening out to the garden. The kitchen is fitted with a range units, drawers, integrated appliances include a double oven, 5 ring gas hob with extractor above, two separate fridge/freezers and a dishwasher.



- * The breakfast bar provides the perfect opportunity for casual dining, a socialable layout offering somewhere to sit and enjoy drink. There is a distinct space for a dining table with views out to the garden through doors that open onto the patio area.
- * Doors lead into the useful under stairs storage cupboard and into the utility room
- * The utility room has a continuation of units, space for a washing machine and space for a tumble dryer, the gas central heating boiler and an additional sink. A door leads out to the garden.
- * A downstairs cloakroom fitted with a white suite with w/c and basin and the cloaks cupboard which leads into the double garage complete this floor.

FIRST FLOOR ACCOMMODATION

- * To the first floor is the impressive galleried landing with doors into all bedrooms, airing cupboard and family bathroom
- * Stunning bay fronted main bedroom overlooks the front aspect, with a range of wardrobes and door into the en-suite shower room comprising wash hand basin, wc and generous walk-in shower.
- * Guest bedroom two overlooks the rear garden and benefits from an en-suite comprising corner shower, wash hand basin and wc
- * Bedroom three and four both overlook the rear garden with bedroom five overlooking the front aspect.
- * The family bathroom comprises bath with a shower over, a wash hand basin and a wc
- * Outside the property features front and rear gardens.
- * In the rear garden the paved patio area offers the perfect spot for outside dining, There is a covered area over the patio which currently houses a hot tub which could be left by separate negotiation, or a table could be put in place. There is also a decking area offering space for additional garden furniture and seating.
- * A pathway leads to the side gate and onto the driveway. The double garage with light and power is accessed via the driveway and the door from the hallway. The double driveway offers off road parking and access into the garage with the up and over door.

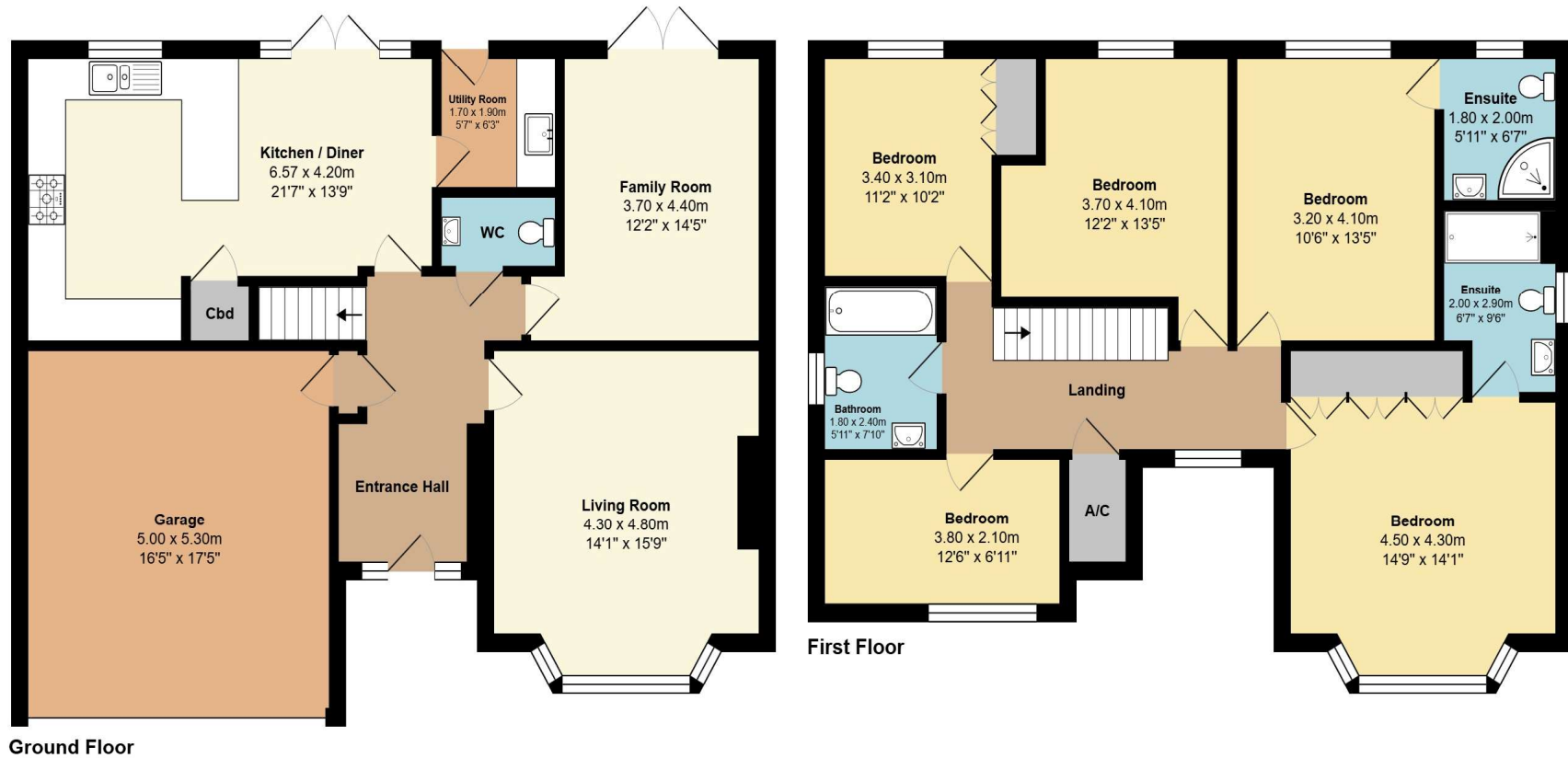
GENERAL INFORMATION

SERVICES All mains services are available. Gas central heating is provided by the boiler located in the utility room.

TENURE the agent understands the property is Freehold.



36, Goldcrest Way, Droitwich Spa, WR9 7FY



Total Approx Area: 175.0 m² ... 1883 ft² (excluding garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations, we are required to verify the identity of the buyer before accepting an offer.

2 Orchard House, Victoria Square, Droitwich, WR9 8DS

Tel: 01905 779229 | droitwich@oulsnam.net

