AP MORGAN



Orchard Rise, Droitwich, Worcestershire

Asking Price £500,000

Features:

- Extended five-bedroom detached family home
- Quiet position at the end of a cul-de-sac
- Ground floor bedroom with en-suite shower room, ideal annexe potential
- Large L-shaped lounge and dining room plus conservatory
- Separate front reception room, perfect as a home office
- Kitchen fitted around a year ago, plus utility and cloakroom
- Private, manageable rear garden, not overlooked
- Approx. 1,664 sq ft, close to Droitwich Spa town centre, station and M5

Description:

Five bedrooms, a ground floor suite and a garden the local wildlife already calls home!

Tucked away at the very end of a quiet cul-de-sac in Droitwich Spa, this extended five-bedroom detached home offers around 1,664 sq ft of beautifully presented, versatile living space. The ground floor alone has four reception spaces, a utility and cloakroom, plus a double bedroom with its own en-suite shower room, opening up all kinds of possibilities for multi-generational living. Four further bedrooms and a family bathroom sit upstairs. Outside, a private and manageable rear garden is home to an apple tree, blackcurrant bushes and some very welcome visitors.

We asked them what made them buy it...

"I loved it on sight. It's a lovely quiet spot at the end of the cul-de-sac, and it's a very quiet, friendly street with helpful neighbours. Droitwich Lido Park is a favourite. There's music in the park from the bandstand, and several sports take place there too. We have the Norbury Theatre, it's a short walk to the M&S garage for food, and King's School and RGS Worcester are a short drive away. There's quick access to the M5 motorway too."

What about the house itself?

"The house is spacious and the garden is very private. I spend most of my time in the lounge because it's light and bright. The previous owners knocked the dining room wall down to make one large room opening onto the garden, and that's what guests always comment on. The thing I've never stopped loving is looking directly at the garden and the wildlife from my seat in the lounge, especially the hedgehogs. I sit out in summer, and there's an apple tree and blackcurrant bushes. I had a new kitchen about a year ago, and the sunlight comes through the kitchen windows in the morning. I've also improved the cloakroom. Sleeping in the downstairs bedroom is magical, especially when it snows. Its glass patio doors open onto the garden and you can leave the curtains open as it's not overlooked. I wish I could pick it up and take it with me. I just hope the next owners enjoy the wildlife as much as I have, and keep leaving water out for the hedgehogs and the birds."

Our agents say...

First impressions count, and this one is a winner. The front door is flanked by floor-to-ceiling windows that flood the generous entrance hall with natural light, setting the tone for the rest of the house. From there, the large L-shaped lounge and dining room is the heart of the home. It's a superb space for family gatherings, Sunday lunches and big celebrations, with the conservatory adding another relaxed spot to enjoy the garden through every season.

But the real magic of this home is its flexibility. The ground floor bedroom has its own en-suite shower room and sits beside the utility, with a separate reception room to the front. Together they could work beautifully as a ground floor annexe for a relative, a teenager wanting their own space, or a guest suite (subject to any necessary consents). Alternatively, that front reception room makes a great home office, playroom or snug.













Upstairs, four further bedrooms and the family bathroom give a growing family all the room it needs.

Then there are the little things that make daily life easier. Motion sensor lighting at the front, an alarm system, a Worcester Bosch boiler and a smart meter.

And the location? Droitwich Spa is a historic market town with plenty going on, from the much-loved outdoor lido in Lido Park to independent shops and cafes in the town centre. Droitwich Spa railway station offers links towards Worcester and Birmingham, while Junction 5 of the M5 keeps the wider region within easy reach. A substantial, extended family home in a spot like this doesn't come along often. Get in touch today and come and see it for yourself.

Details:
Entrance Hall

WC

Kitchen *3.30 x 3.11*

Dining Room *5.36 x 3.11*

Lounge *3.59 x 3.14*

Bedroom Five *5.61 x 2.54* Max

Ensuite Bathroom *2.54 x 1.44*

Utility Room *2.48 x 2.54*

Reception Room *4.19 x 2.75* Max

Conservatory *3.60 x 3.11*

First Floor Landing

Bedroom One *3.59 x 3.50* Max

Bedroom Two *3.30 x 3.50* Max to front of wardrobe

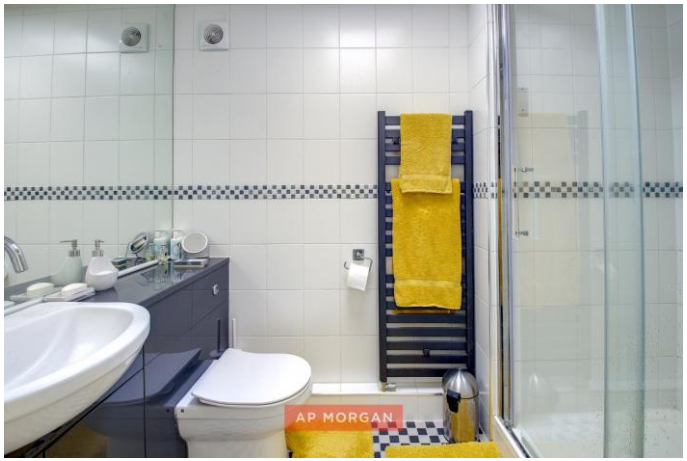
Bedroom Three *3.63 x 2.70* Max

Bedroom Four *3.29 x 2.73* Max

Bathroom *1.63 x 3.06*

EPC Rating: To be confirmed
Council Tax Band: D (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

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













How can we help you?

Need a mortgage?

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?

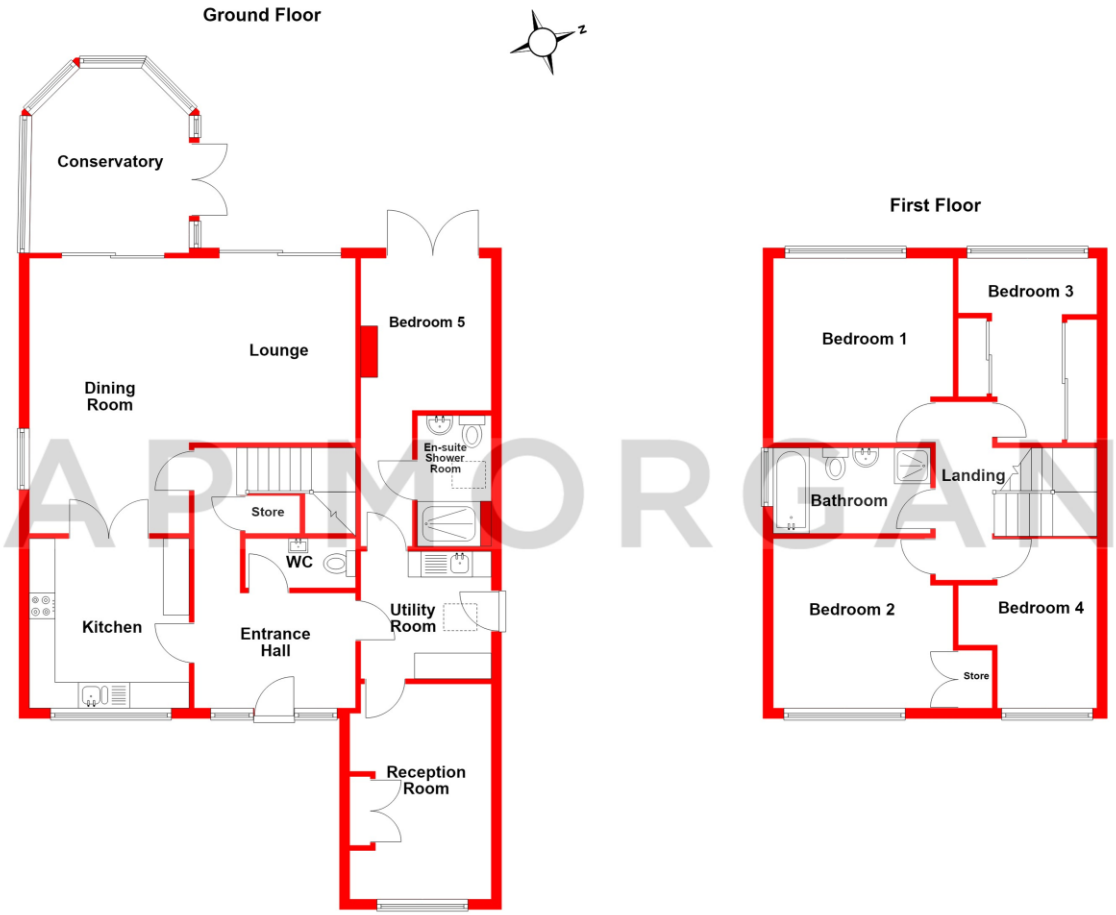
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 154.6 sq. metres (1664.1 sq. feet)

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.
Plan produced using PlanUp.

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