

AP MORGAN



Worcester Road, Wychbold, Droitwich
Asking Price £500,000

Features:

- Gated, screened Wychbold position with double garage frontage
- Four bedroom detached home, extended and improved throughout
- Master bedroom with Juliet balcony, dressing area and en suite
- Three further bedrooms and family bathroom
- Lounge, dining room, snug and study for flexible living
- Fitted breakfast kitchen with separate utility and downstairs WC
- Gated driveway with parking for up to five cars, plus double garage
- West facing rear garden with pergola, decking and garden room

Description:

Set back behind two five bar gates and a sweep of block paved driveway, with the detached double garage doing a very good job of shielding the house from the road, this is a four bedroom home that has been extended and improved over the years into something genuinely flexible for family life. You get the sense of privacy before you've even reached the front door, and it doesn't let up once you're inside.

The reception hallway opens onto a run of rooms that give you real choice. The lounge stretches to almost nineteen feet, with a feature fireplace at one end and twin French doors opening onto the rear garden at the other, while the dining room shares the space through a wide opening, making it a natural spot for family gatherings that spill from one room to the next. Beyond that, a study and a snug give you rooms most modern houses have lost. One for working from home without the rest of the house hearing every call, one for closing the door and having somewhere entirely your own.

The kitchen runs to nearly nineteen feet and has been fitted with a good run of base and wall units, space for a range cooker, and room for an American style fridge freezer, all finished with concealed lighting over the worktops. A separate utility room and downstairs WC take care of everything else, so the kitchen itself stays exactly what it should be.

Upstairs, the master bedroom opens onto a Juliet balcony overlooking the rear garden, with a dressing area and en suite shower room attached. Three further bedrooms and a family bathroom complete the first floor, giving you the kind of layout that flexes around whatever stage of family life you're at.



The driveway itself deserves a mention. Beyond the two five bar gates there's parking for up to five cars, alongside the detached double garage.

Out back, the rear garden faces west and has been laid out in stages: a paved terrace off the house, a lawn, a gravelled path up to a decked patio under a pergola, and a further lawn and vegetable patch beyond. To the side, a further decked terrace leads to the garden room, a proper space in its own right with power and light, big enough to be a studio, a home gym, or simply somewhere to disappear to.

Details:

Entrance Hall

Dining Room 4.38 x 3.80 Max incl bay

Lounge 5.63 x 3.28

Kitchen/Breakfast Room 5.64 x 3.68 Max

Utility Room 2.64 x 1.45

Guest W/C

Snug 3.86 x 2.18 Both max

Study 3.66 x 2.18 Max

Master Bedroom 4.75 x 3.28

Dressing Area 1.35 x 2.18 Max incl wardrobe

En-suite 2.21 x 2.18 Max

Bedroom Two 3.65 x 3.50

Bedroom Three 4.54 x 2.18 Max

Bedroom Four 2.15 x 2.14

Bathroom 2.60 x 2.26

Detached Double Garage 5.44 x 5.40

EPC Rating: D

Council Tax Band: F (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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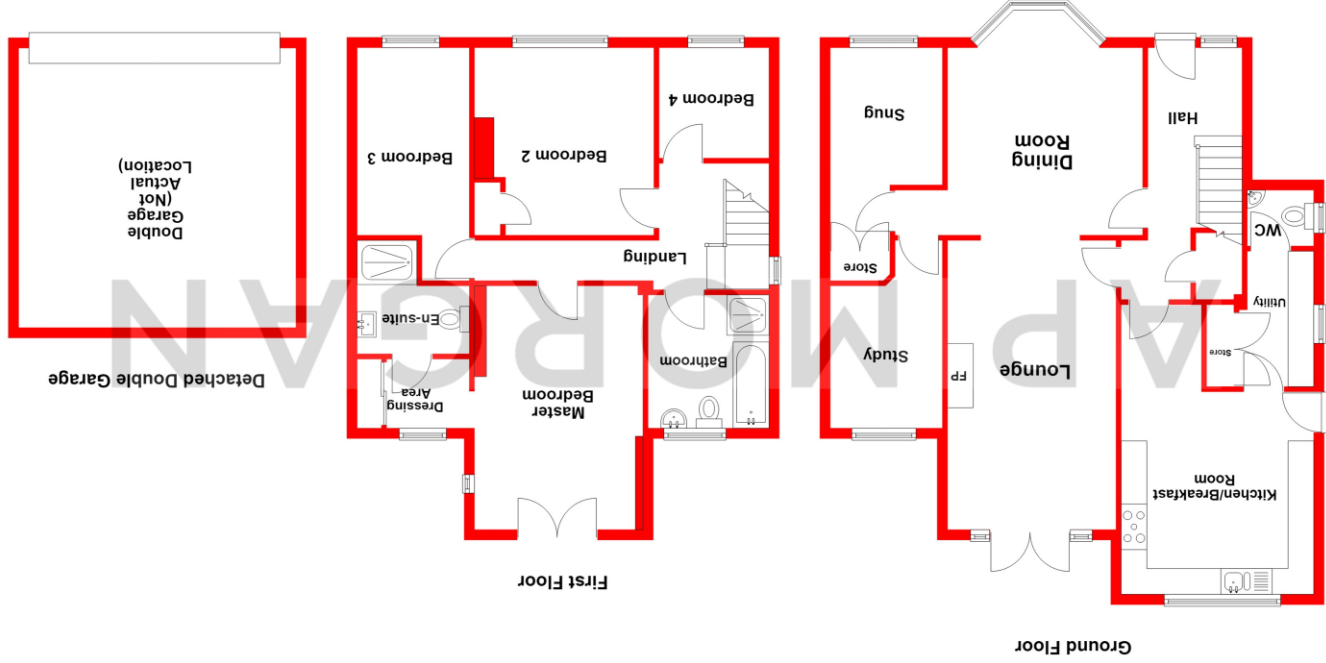
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Total area: approx. 180.1 sq. metres (1938.2 sq. feet)

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.
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