



Connells

Calder Close
Droitwich



Property Description

This detached house in the Bryant Victoria design is on the outskirts on the popular Spa town of Droitwich. Which has many local shops, coffee shops and access to train station links and the M5 motorway.

The property has hall, sitting room, dining room, cloakroom, breakfast kitchen, utility.

There are four bedrooms, en-suite, family bathroom. There are gardens to the front and rear, off road parking and garage.

The benefits also are uPVC double glazing and gas fired central heating.

Location

This home is situated on the outskirts of the Spa town of Droitwich. There are close amenities with the town centre, set around Victoria Square, having a range of local and high street retailers and regular farmers markets. There is a Morrisons and Waitrose within the Town Centre however for all of your extra needs there is a large retail park within driving distance. Droitwich has a Lido, perfect for a day out with the kids.

There are several schools including First, Middle and High Schools providing a range of education all with Good or above Ofsted ratings. There are several transport links including Junction 6, M5 motorway, Droitwich Railway Station providing links to Birmingham and Worcester and regular bus services going to Droitwich town and Worcester.

Accommodation Details

Ground Floor

Canopied Porch

Door into reception hall.

Reception Hall

Front facing uPVC double glazed window, ceiling light, radiator, stairs to first floor, doors to breakfast kitchen, sitting room, dining room, understairs storage cupboard, cloakroom.

Cloakroom

Front facing uPVC double glazed window, WC, vanity unit with inset wash hand basin, chrome ladder style radiator, ceiling light, ceramic tiled walls, ceramic tiled floor.

Sitting Room

Front facing uPVC double glazed bay window, two uPVC double glazed windows to side, Adam style fireplace with inset living flame gas fire, wall light points, coving to ceiling, two radiators.

Dining Room

French doors to the garden, ceiling light, coving to ceiling, radiator.

Breakfast Kitchen

Rear facing uPVC double glazed window, stainless steel sink with mixer tap over, a range of wall and floor mounted units, space for fridge, space and plumbing for washing machine, space for cooker with cookerhood over, breakfast bar, ceiling light, radiator.

Utility

uPVC part glazed door to garden, wall mounted boiler, wall and floor mounted units, space and plumbing for washing machine, space for tumbler dryer, ceiling light.

First Floor

Landing

Ceiling light, access to loft space, doors to bedrooms and bathroom, cupboard.

Bedroom One

Front and side facing uPVC double glazed windows, two double built in wardrobes, ceiling light, radiator, door to ensuite.

Ensuite

Side facing uPVC double glazed window, shower, vanity unit with inset wash hand basin, WC, ceiling light, part tiled walls.

Bedroom Two

Rear facing uPVC double glazed window,

built in single wardrobe, ceiling light, radiator.

Bedroom Three

Rear facing uPVC double glazed window, under eaves storage, ceiling light, radiator.

Bedroom Four

Front facing uPVC double glazed window, ceiling light, radiator.

Bathroom

Rear facing uPVC double glazed window, white suite with panel bath, WC wash hand basin, ceiling light, radiator, part tiled walls.

Outside

To the front is a lawned foregarden with established border, gated access to the rear, driveway providing off road parking and access to the garage.

Outside Rear

To the rear is an enclosed garden with sun terrace, and established borders and mainly laid to lawn, access to front, personnel door to the garage.

Garage

Up and over garage door, light and power, door to garden.

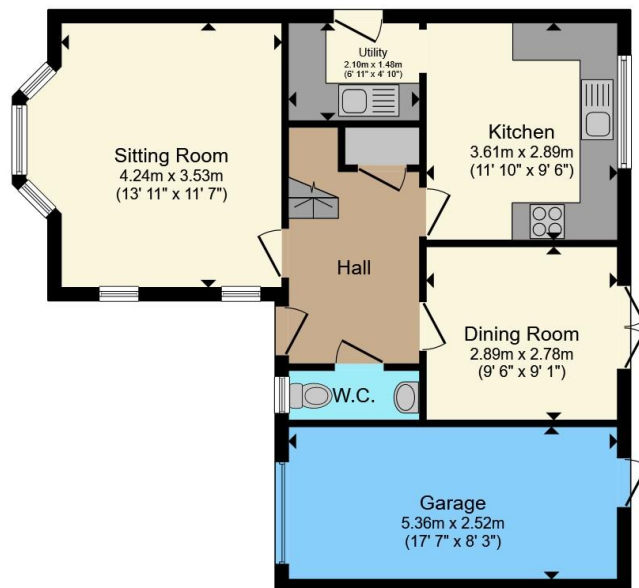
Services

All services are connected.

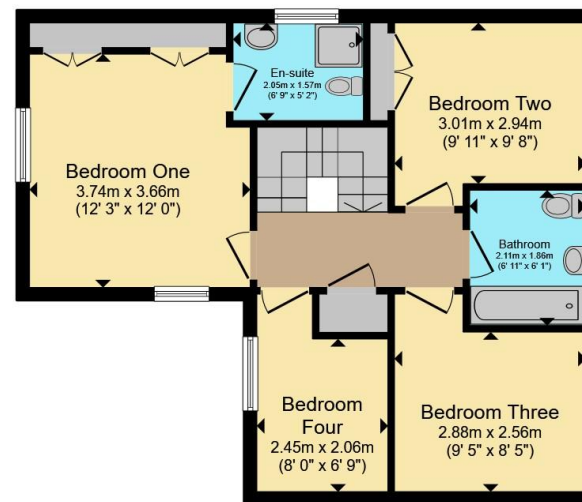








Ground Floor



First Floor

Total floor area 118.2 m² (1,272 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

Directions to this property:

From Worcester, approaching Droitwich, at the Copcut roundabout, take the second exit onto Celvestune Way and turn third right onto Calder Close and turn right and the property will be found on the left hand side.

EPC Rating: C Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVL307632



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL307632 - 0010