



Princes Avenue | | Droitwich | WR9 7DE

**Offers Over £650,000**

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COOPER & CO

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# Key features

- FOUR DOUBLE BEDROOMS
- EXTENDED DETACHED FAMILY HOME
- SITUATED IN A PRIVATE CUL DE SAC LOCATION
- HIGH QUALITY FINISH THROUGHOUT
- OPEN PLAN KITCHEN DINING FAMILY ROOM
- TONES OF NATURAL LIGHT & SPACE
- FAMILY BATHROOM, 2 EN-SUITES & WC
- BI FOLD DOORS TO REAR GARDEN WITH GYM GARDEN POD
- DRIVEWAY & GARAGE FOR PLENTY OF PARKING
- VIEWINGS AVAILABLE 7 DAYS A WEEK

## Description

\*\*\* BEAUTIFULLY PRESENTED & EXTENDED THIS MODERN DETACHED FAMILY HOME INTERNALLY FEATURES 4 GOOD SIZED BEDROOMS, 2 WITH ENSUITES, OPEN PLAN KITCHEN DINING / FAMILY ROOM WITH ADDITIONAL SEPERATE RECEPTION ROOM, UTILITY ROOM AND DOWNSTAIRS WC. EXTERNALLY BOASTING OFF-STREET PARKING FOR 4+ CARS, GARAGE, FABULOUS PRIVATE GARDEN AND HOME GYM POD \*\*\*

Property Includes:

Hallway  
Reception Room  
Kitchen Dining Family Room - Underfloor Heating Throughout  
Utility Room  
4 Double Bedrooms (Bedroom 1 & 2 with En-Suite)  
Family Bathroom  
Rear Garden  
Garage and Driveway

Location - Princes Avenue in Droitwich Spa is a quiet residential road that benefits from strong local amenities and good connectivity, making it convenient for everyday living. Public transport is easily accessible, with Droitwich Spa railway station around a mile away, providing regular services to Worcester and Birmingham, along with local bus routes serving the area.

The street is also close to a variety of shops and supermarkets, including Waitrose & Partners, Morrisons, ALDI and Tesco Express, while the nearby town centre offers additional independent stores and cafés.

For families, there are several well-regarded schools within easy reach, such as Chawson First School, St Peter's C of E First School, Westacre Middle School and Droitwich Spa High School and Sixth Form Centre. Overall, Princes Avenue offers a practical and well-connected setting with easy access to transport, shopping, and education

- Wychavon CC
- Tax Band - F
- EPC - C



#### Front

Property is located in private cul de sac location and is approached via block paved driveway for ample parking with integral garage.

#### Hallway

Tiled flooring underfoot, a bespoke built-in bar area under stairs, door to lounge and stairs to first floor.

#### Lounge

Carpet underfoot, radiator, UPVC bay window to front aspect and double doors leading to kitchen diner family room as well as door leading directly to hallway.

#### Open Kitchen Dining Family Room

Tiled flooring throughout, with under floor heating, kitchen area has mix of wall and base units surmounted by work surface, integrated double oven with electric hob and extractor, sink with boiling tap and drainer, integrated wine cooler, kitchen island / breakfast bar. Door leading to utility room. Dining Area is flooded by tones of natural light with floor to ceiling windows, and bi fold doors, family area with built in media wall, bi fold doors to rear garden.

#### Downstairs WC

Tiled Flooring, wash hand basin, low flush WC.

#### Utility Room

Tiled flooring, base units surmounted by work surface and space for white goods. UPVC door to side/ rear access.

#### Landing

Carpeted Flooring, Radiator, Access to 4 Bedrooms, Airing Cupboard and Family Bathroom. UPVC window to front aspect.

#### Bedroom 1

Carpeted Flooring, Radiator, UPVC window to rear aspect, door to en - suite. Bedroom benefits from fitted mirror wardrobes.







#### Bedroom 1 En-Suite

Tiled flooring, walk-in-shower, low flush WC, stand alone wash hand basin, heated towel rail UPVC frosted window to side aspect.

#### Bedroom 2

Carpeted Flooring, Radiator, UPVC window to rear aspect, door to en - suite. Bedroom benefits from fitted wardrobe.

#### Bedroom 2 En-Suite

Tiled flooring, walk-in-shower, low flush WC, stand alone wash hand basin, heated towel rail UPVC frosted window to rear aspect.

#### Bedroom 3

Carpeted Flooring, Radiator, UPVC window to front aspect. Bedroom benefits from fitted wardrobe.

#### Bedroom 4

Carpeted Flooring, Radiator, UPVC window to front aspect.

#### Family Bathroom

Tiled flooring underfoot, fully tiled walls, bath with shower-over, low flush wc, stand alone wash hand basin, heated towel rail and storage cabinets.

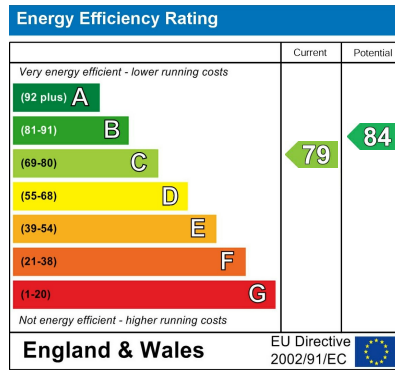
#### Garden Gym Pod

Garden Pod which is used currently as a gym, with air conditioning unit, benefits from light and power, with the feature of bi fold doors to the garden.

#### Rear Garden

Low maintenance south east rear garden, mix of lawned and patio areas, garden pod used as a gym, mature shrub borders and side access either side of property for access to front.

# Floor plans



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