



ESTATE • AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

9 Box Tree Close,
Defford,
Worcestershire
WR8 9BX

For Sale

Price £445,000



**A DETACHED AND GREATLY EXTENDED THREE BEDROOM
BUNGALOW SET IN AN ENVIABLE POSITION.
HAVING SOUTH FACING GARDEN, DISTANT VIEWS, DOUBLE GARAGE
AND AMPLE OFF ROAD PARKING.**

Recessed Porch, Hallway, Cloakroom, Lounge (Wood Burner) Dining Room,
Fitted Kitchen, Utility Room, Inner Hall, Three Bedrooms with
Two En Suite. Pleasant Gardens, Detached Garage, Brick Paved Frontage.

Residential Sales Particulars

9 Box Tree Close, Defford, Worcestershire, WR8 9BX

Situation

Number 9 has been the subject of much improvement, having been extended in the areas of the dining room, the kitchen and the utility room. Together with the main bedroom and adding an en suite. All these extensions are to the rear. The bungalow now has a sense of space and good natural light, noticeably where there are dual aspect windows especially in the lounge area. The presentation and maintenance is good and although the sunshine has dried the garden, there are still glorious views to Bredon Hill. Double glazing has been fitted throughout the bungalow, there are two Velux windows and one light tube, bringing in extra natural light, and the double garage has an electric up and over door. The central heating boiler is fuelled by LPG gas with cylinders situated behind the garage. The frontage has been brick paved, which finishes the surface and provides a neat approach to this excellent property.

Defford is situated approximately two miles to the south west of the historic Georgian town of Pershore and is a popular rural village with views across to Bredon Hill. The village is situated approximately 10 miles from Worcester and the M5 Junction 7. Further main centres are Cheltenham approximately 15 miles and Stratford-upon-Avon approximately 20 miles.

The village of Defford has early origins with an old Norman church with its timber framed tower. There is a village inn and a good junior school. There is also a useful farm shop which has a wide range of products mostly locally grown. There are supermarkets at Pershore, Evesham and Worcester.

The market town of Pershore is Georgian styled and provides high street shopping facilities and a supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and a hospital and a town library, together with excellent educational facilities within the area. Pershore has Number 8, which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. Junction 7 of the M5 motorway is approximately nine miles away bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with its theatre and racecourse, Cheltenham with National Hunt horse racing and the Everyman Theatre and a large shopping district. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn, its University and a variety of shops.

Viewing

All enquiries should be made to the sole agent Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

9 Box Tree Close, Defford, Worcestershire, WR8 9BX

The Property Comprises Of

Recessed Entrance Porch with lantern light and inset lights to UPVC front door with opaque and leaded glazed panels, door chime to

Hallway with panelled radiator, ceiling light, wall mounted thermostatic control, multi socket power points, BT socket.

Cloaks Cupboard with coat rail and hooks, shelving and power point.

Cloakroom comprising of pedestal hand wash basin, low flush WC, opaque glazed window, ceiling light, partial ceramic tiling. Storage cupboard.

Lounge measuring approximately 17'10" x 14'5" (5.44m x 4.4m) with dual aspect double glazed windows. Coved ceiling, ceiling light and wall light points. Modern wood burning stove on slate hearth. Multi socket power points, TV aerial socket and BT socket. Panelled radiator.



Dining Room measuring approximately 15'7" x 11'8" (4.75m x 3.56m) having fully double glazed double doors with side panels leading out on to rear terrace. Coved ceiling, ceiling light, panelled radiator and multi socket power points. Door into

9 Box Tree Close, Defford, Worcestershire, WR8 9BX

Dining Room



Kitchen measuring approximately 15'2" x 9'7" (4.62m x 2.92m) with rear elevation double glazed windows with roller blind. Fitted kitchen units comprising of work top surfaces, drawers and storage cupboards under. Built-in base level fridge and corner carousel unit. Pan drawers and upright larder cupboard with chrome shelving. Built-in AEG double oven and grill being fan assisted. Wall mounted storage units. 4-ring electric hob top with extractor hood over and dishwasher. There are ceramic tiled surrounds and ample multi socket power points. One and a half bowl stainless steel sink unit with mixer tap. Velux roof light. Inset ceiling light, panelled radiator, breakfast bar and Karndean floor covering. Door into



9 Box Tree Close, Defford, Worcestershire, WR8 9BX

Utility Room measuring approximately 15'3 x 5' 7" (4.65m x 1.7m) with wall-mounted Worcester boiler (LPG). Fitted work top surface with single drainer stainless steel sink unit and mixer tap and storage cupboards and drawers under. Wall mounted storage cupboards. 24-hour time control for central heating and hot water. Upright larder cupboard. Space for fridge and freezer. Plumbing for automatic washing machine and space for tumble dryer. Consumer unit, ceiling light and extractor fan. Panelled radiator. Karndean floor covering, panel glazed rear access door.

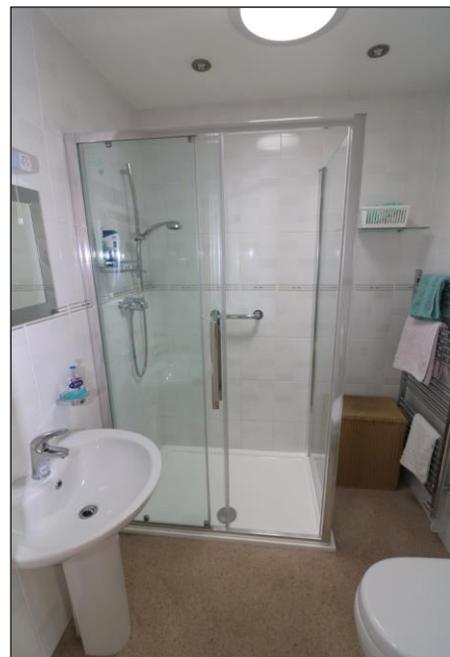
Inner Hall with ceiling light points, panelled radiator, multi socket power point and access hatch to roof void. **Airing Cupboard** housing lagged hot water tank with ample slatted shelving.

Bedroom One measuring approximately 11'9" x 15' 7" (3.58m x 4.75m) comprising of fitted wardrobe cupboards. Panelled radiator, coved ceiling and ceiling light. Multi socket power points, TV aerial socket and BT socket. Fully glazed double doors with side panels lead out to rear terrace with vertical blinds.



En Suite Shower Room

Comprising of pedestal hand wash basin and low flush WC. Upright chrome towel rail/radiator and ceramic tile surrounds. Walk-in cubicle shower with sliding screen door, plumbed in shower with shower head on wall bracket. Ceramic tiled surrounds, inset ceiling lights and extractor fan, borrowed light tube. Wall mirror and shaver point with light. Chrome accessories.



9 Box Tree Close, Defford, Worcestershire, WR8 9BX

Bedroom Two measuring approximately 9'7" x 13'5" (2.92m x 4.09m) with front elevation double glazed windows with roller blind. Panelled radiator. Coved ceiling, light and power points. Built-in wardrobe cupboards.



En Suite Bathroom having ceramic tiled surrounds, panelled bath with glazed shower screen, mixer tap and shower attachment. Upright towel rail/radiator. Low flush WC and pedestal hand wash basin with mixer tap and mirror over. Shaver point and light, and separate shaver point. Front elevation opaque double-glazed windows with roller blind. Inset ceiling lights, extractor fan and chrome accessories.



9 Box Tree Close, Defford, Worcestershire, WR8 9BX

Bedroom Three being L-shaped with minimum measurement of 9'8" x 8'9" (2.95m x 2.67m) with rear elevation double glazed window with roller blind. Panelled radiator, Velux roof light, coved ceiling and ceiling light point. Multi socket power point.

Outside the Property There is a detached double garage measuring overall approximately 17' x 17' (5.18m x 5.18m) with single up and over door being electrically operated door. Light and power points. Side elevation windows and half panel glazed courtesy door.

Rear Garden To the back of the garage there are two LPG gas tanks. The rear garden has a patio along the width of the property. There is gated access to either end of the bungalow. There are mains water taps and electric meter point. There are Lantern lights and an irrigation hose for hanging plants. A purpose-built log store. The garden is of a southerly aspect with pathway down to enclosed storage area. There is main lawn with raised border. All enclosed by close boarded fencing containing a well-stocked garden.



To the Front of the Property there is driveway onto brick paved frontage. Access to the double garage, lantern lights and hanging baskets. Lawned area with colourful border. There is ample off-road parking.

Services Mains water, electricity and drainage are connected to this property. There is LPG gas fuelled boiler for central heating. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

Local Authority: Wychavon District Council, The Civic Centre, Station Road, Pershore, WR10 1PT Telephone 01386 565000

Council Tax: **Band F**