



**Allan Morris**  
estate agents

Upton Drive, Defford,  
Worcestershire.

**4 Upton Drive, Defford, Worcestershire.  
WR8 9BF**

NO ONWARD CHAIN

Bathroom with 'Laufen' sanitary ware, Hansgrohe fittings & Grespania tiles

Kitchen with Bosch appliances & granite worktops (Elgar Kitchens)

Underfloor zoned central heating & double glazing

Quiet cul-de-sac location

Private westerly rear aspect

Remainder of NHBC (Approx. 6 years)

**\*\* NO ONWARD CHAIN \*\*** A modern detached bungalow built and finished to a high specification by local developer Juliff Homes. The property offers spacious, versatile and immaculately presented accommodation and is situated in a quiet cul-de-sac location on a small development of 7 properties on the edge of this popular and sought after village. The location provides easy access to Pershore, Worcester, national road and rail networks.

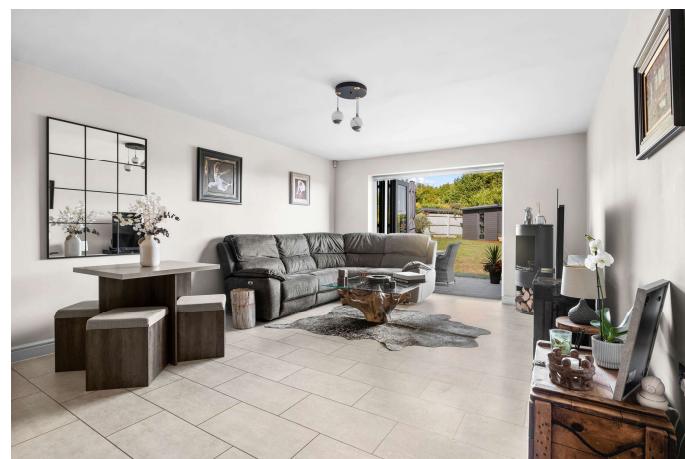
Accommodation briefly comprises: Reception Hall, open-plan Lounge/Dining/Kitchen, Utility Room, three Bedrooms (the Main Bedroom benefiting from an En-Suite Shower Room) and Family Bathroom. A large loft area with documentation for conversion to a habitable space/rooms.

Outside: To the front of the property is a lawned foregarden and driveway providing off road parking, in turn leading to the front door, single Garage and gated side/rear pedestrian access.

To the rear of the property is an enclosed landscaped garden, with shrub beds/borders, a large paved patio area, Office/Summer House (with power and light), hot tub and outdoor TV (available by separate negotiation). All enjoying a private westerly rear aspect.

**AGENT'S NOTE:**

In purchasing the property the new owner would acquire 1/7th share of the common areas, for which there is an agreed charge of £250 per annum (reviewable).





## Directions:

From the City of Worcester proceed in a south easterly direction passing over Junction 7 of the M5 Motorway sign posted Pershore (B4084), upon reaching Pershore take the second turning on the right onto Three Springs Road, sign posted Upton/Cheltenham. Continue along this road until reaching Defford, take the second turning on the right into Upton Drive, No. 4 will be found on the right hand side.

what3Words: subsets.unable.skirting

**WAM 7749**

## Useful Information:

**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** E

**PRICE:** Offers over £ 500,000



**Ground Floor**  
Approx. 121.9 sq. metres (1312.0 sq. feet)



Total area: approx. 183.1 sq. metres (1971.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

**First Floor**  
Approx. 61.2 sq. metres (659.2 sq. feet)



## Floorplan & Measurements:

**Open Plan Lounge Dining Kitchen** - 8.63m x 4.12m (28'3" x 13'6")

**Utility Room** - 3.17m x 1.91m (10'4" x 6'3")

**Bedroom 1** - 5.35m x 2.86m (17'6" x 9'4")

**Ensuite** - 1.73m x 1.69m (5'8" x 5'6")

**Bedroom 2** - 4.52m x 2.63m (14'9" x 8'7")

**Bedroom 3** - 4.02m x 2.83m (13'2" x 9'3")

**Bathroom** - 2.83m x 2.07m (9'3" x 6'9")

**Home Office** - 3.45m x 2.81m (11'3" x 9'2")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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