



BAY TREE LODGE
9 The Acre | Defford | Worcestershire | WR8 9BZ

HUGHES **HS** SEALEY

Welcome to...

BAY TREE LODGE

Welcome to Bay Tree Lodge, a three double bedroom detached bungalow set within this wonderful Worcestershire village. Beautifully presented and ready to move into and enjoy, the home boasts two formal reception rooms, a modern kitchen, utility room plus an en suite shower room and family bathroom that have recently been upgraded. Add in that the property benefits from double width driveway parking, a detached double garage and a wonderfully mature and private plot, you can begin to understand why this home comes with such a high recommendation to view.

The charming village of Defford benefits from a local farm shop, Church, two public houses and village hall. Approximately five miles away is the historic town of Upton upon Severn situated on the banks of the River Severn and the market town of Pershore. Both have a good range of shops for everyday needs as well as a Post Office, bank, new medical centre, dental surgery, library and churches. Upton upon Severn has a marina and to date there is an annual point-to-point meeting as well as Jazz, Folk and Blues festivals. The town of Pershore is also only three miles away and caters for primary and secondary education.

There is also easy access to the centres of Worcester, Malvern, Tewkesbury and Evesham. The M5/M50 Motorway Junction is approximately six miles distant bringing the Midlands, the South West and South Wales all within reasonable commuting time. There are further transport communications with two mainline railway stations at Malvern and one in Pershore and Ledbury with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales.

Returning to the property, the home features a central entrance hall which cleverly divides the home into two halves. To the left is the living accommodation whilst to the right is the bedroom accommodation.

Of the living accommodation, there are two formal reception rooms, these being the living room and the dining room. The living room features a bay fronted window and central, focal fireplace whilst the dining room has sliding doors giving access to the rear garden.

The kitchen is a wonderful size and offers a wealth of units which sit alongside a host of integrated appliances. Furthermore, the current vendor has recently installed quartz work surfaces. Access to the garden is also possible from the kitchen whilst a further door leads you into the separate utility room.

Of the bedrooms, all the rooms are double rooms with the master bedroom benefiting from fitted wardrobes and a recently installed three-piece en suite shower room. The guest bedroom also enjoys fitted wardrobes.

Completing the internal accommodation is the recently completed three-piece family bathroom.









Explore outside...

BAY TREE LODGE

Externally there is a double width driveway which in turn leads to the detached double garage, benefiting from light and power and roof storage. The remainder of the front is laid to lawn and features a wealth of mature shrubs.

The rear garden is a delight and offers so many different elements. There is a sizeable lower terrace which offers plenty of room for outdoor dining. There is also a summerhouse and garden pond to the lower level as well as a small lawned area. To the upper tier is a large, lawned garden which is encompassed by mature flower beds, offering a wealth of colour. Furthermore, there is a garden shed.

The garden is full of maturity and vibrancy, offering a wealth of mature shrubs and trees and is fully enclosed and offers an exceptional amount of privacy.

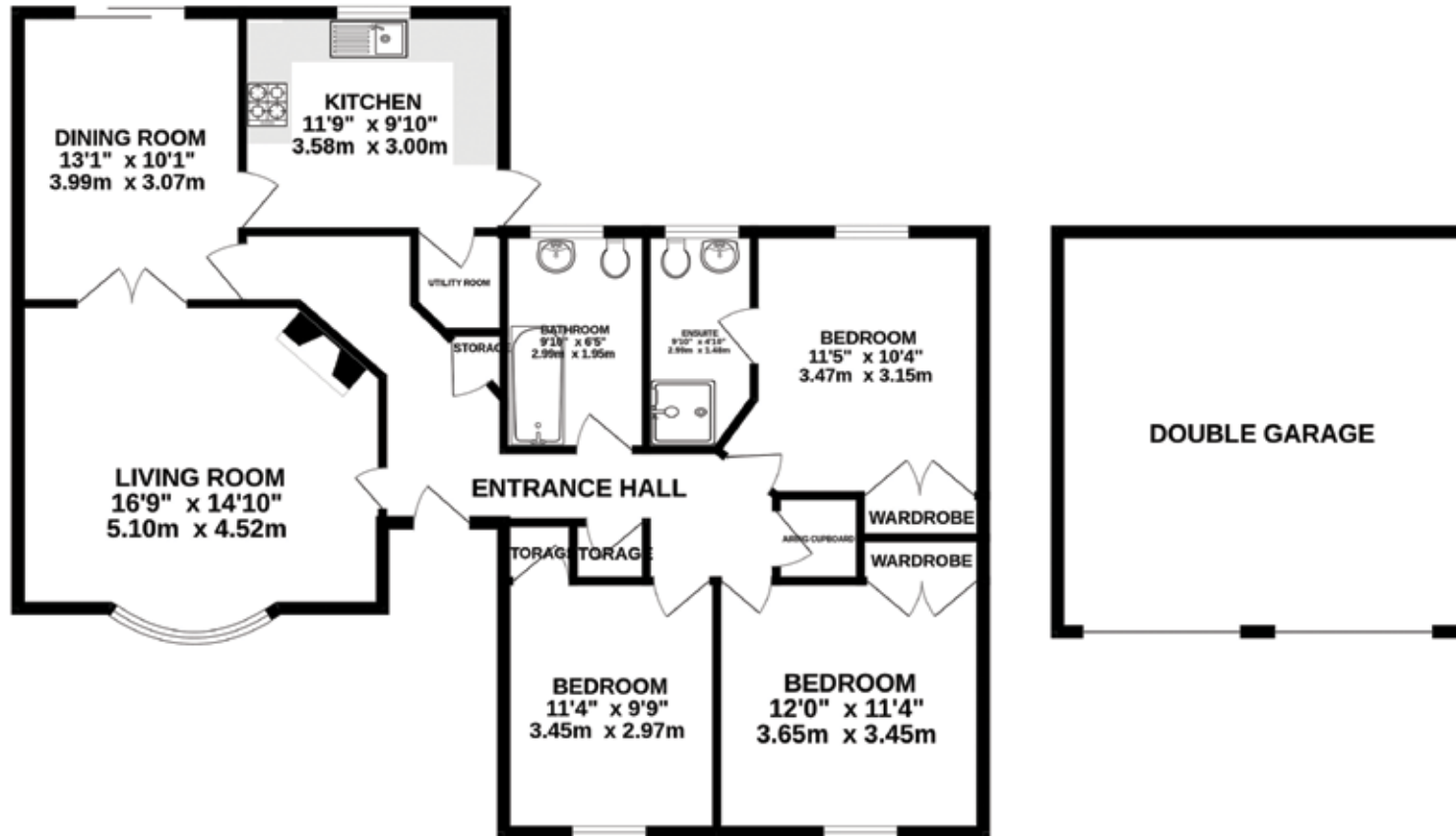
- Three double bedroom detached bungalow located in this exclusive development
- Beautifully presented, the property is ready to move into and enjoy
- Double width driveway leads to detached double garage, benefiting from light and power
- Wonderful mature garden to the front which continues to the rear
- Rear garden offers lawns, terracing, summerhouse and is completely private
- Entrance hall, two formal reception rooms being the living room and dining room
- Modern fitted kitchen, wealth of units, quartz work surfaces. Access to separate utility room
- • Master bedroom with en suite shower room. Two further bedrooms
- Modern, three-piece family bathroom
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR8 9BZ. The property can be located on your right as you enter the cul-de-sac.

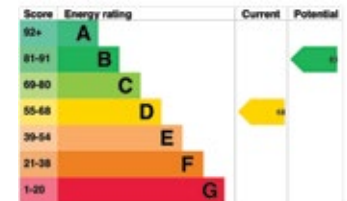


GROUND FLOOR 1478 sq.ft. (137.3 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

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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