



# Box Tree Close, Defford

Asking Price: £600,000

- An immaculately presented three double bedroom detached bungalow
- Lounge with multi fuel stove
- Superb open plan kitchen/dining/family room
- Separate utility room
- Master bedroom with en-suite bathroom
- Landscaped Westerly facing rear garden
- Neutrally decorated and finished to a high standard
- Double garage and ample parking

Nigel Poole  
& Partners



# Box Tree Close

Defford

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**\*\*AN IMMACULATE THREE DOUBLE BEDROOM DETACHED BUNGALOW\*\*** This light and airy property has been extended, renovated and refurbished which has been finished and presented to a very high standard. Entrance hall; living room with multi fuel stove; dining room/playroom; superb open plan kitchen/dining/family room with a vaulted ceiling, Velux skylights and French doors to the garden. The kitchen has wall and base units surmounted by Oak worksurface, an island and space for a a Cuisinmaster oven. Separate utility room. Three bedrooms the master-having an en-suite and there is a family shower room. The rear garden enjoys the sunshine all day and is laid to lawn with a patio seating area and planting. Double garage and ample parking. Sought after village location, with-in easy access to the motorways and train links direct to Birmingham, London and beyond.

## Front

Gravel drive with parking for several cars. Double garage. Path to entrance with storm porch and electric car point. Laid to lawn with planting; gated access to the rear.

## Entrance Porch

Composite entrance door with double glazing, leading into the entrance hall.

## Entrance Hall

French doors to the lounge. Storage cupboard; door to kitchen/family/dining room; door to the inner hallway. Pendant light fitting; Karndean flooring; radiator.

## Lounge

Double glazed dual aspect windows. Multi fuel burning stove with granite hearth. Wall lights; Karndean flooring; radiator. Archway to the dining room/playroom.



## Dining Room/ Playroom

Glazed and oak bi-fold doors to the kitchen/dining/family room. Wall lights; Karndean flooring; radiator.

## Kitchen/Dining/Family Room

Vaulted ceiling with two double glazed Velux skylights. Double glazed window to the rear aspect. Double glazed French doors to the garden. A range of wall and base units surmounted by Oak worksurface and Belfast sink with mixer tap. Island with breakfast bar and pan drawers. Integrated dishwasher and bin tidy. Space for a Cuisinmaster oven and hob with extractor fan over. Space and plumbing for American fridge/freezer. Pendant and down lights; Karndean flooring; radiators.



## Utility Room

Double glazed window to the rear. A range of wall and base units surmounted by Oak worksurface and Belfast sink with mixer tap with tiled splashback. Space and plumbing for a washing machine and tumble dryer. Wall mounted Worcester boiler. Pendant light fitting; Karndean flooring; radiator.

## Inner Hall

Doors to three bedrooms, shower room and storage cupboard. Access to the loft part boarded with light and ladder. Pendant light fitting. Karndean flooring.

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## Shower Room

Obscured double glazed window to the front aspect. Shower cubicle with mains fed shower; raindrop shower head and glass doors. Vanity unit with wash hand basin and low flush w.c. Shaver point. Part tiled walls; pendant light fitting; radiator.



## Bedroom One

Double glazed window to the front aspect. Pendant light with fan; radiator. Door to en-suite bathroom.



## En-suite Bathroom

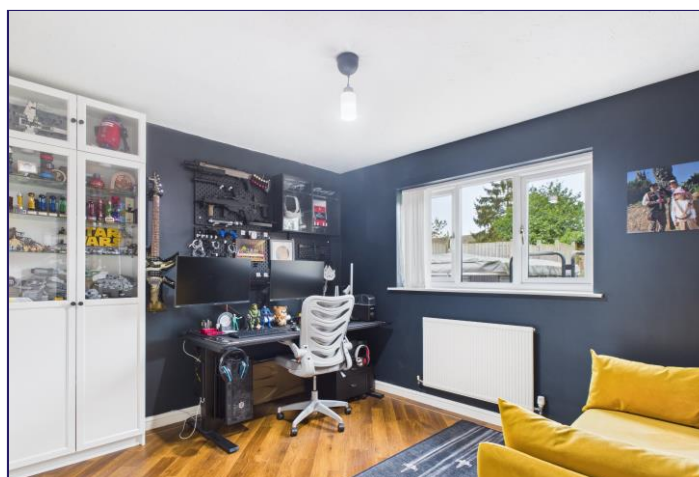
Obscured double glazed window to the front aspect. Panelled bath with mains shower and raindrop shower head. Vanity wash hand basin with tiled splashbacks. Low flush w.c. Radiator. Porcelain tiled flooring.

## Bedroom Two

Double glazed window to the rear aspect. Pendant light fitting; radiator.

## Bedroom Three

Double glazed window to the rear aspect. Pendant light fitting; Karndean flooring; Radiator. This room is currently being used as an office.





## Double Garage

Double garage with two up and over doors. Light and power. Access to the loft space.

## Westerly-facing Rear Garden

Patio seating area with ramp to the lawn with mature planted borders. Gated access to the front.



Council tax band: F

Tenure: Freehold

## Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR8 9BX

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