



ESTATE AGENTS

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Thistledown,
Upper Street,
Defford,
Worcestershire.
WR8 9BG

For Sale

Price £465,000



SET IN AN ELEVATED POSITION WITHIN THIS POPULAR VILLAGE A WELL PRESENTED AND EXTENDED THREE BEDROOM BUNGALOW WITH MASTER BEDROOM HAVING ENSUITE, CONSERVATORY TO THE REAR, LANDSCAPED GARDEN, GARAGE AND OFF ROAD PARKING. VIEWS TO BREDON HILL.

Council Tax Band: E, EPC: D (57)

Residential Sales Particulars

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Situation

Situated off Upper Street, Thistledown is a well presented and extended bungalow set in an elevated position allowing views to the historic Bredon Hill. There is glazed entrance porch overlooking the frontage of colourful shrubs. The reception hall has a cloakroom and a separate cloaks cupboard. The kitchen is to the front of the property with internal access into the garage. The lounge has a large front window for good natural light with archway through to dining room which has patio doors into the large conservatory to the rear. The inner hall provides family bathroom, master bedroom with en-suite and two further double bedrooms. The rear garden is cleverly landscaped providing an alfresco terrace looking back to the water feature. There are sitting areas to observe this lovely garden which has vehicular access to the rear providing off road parking behind electric gates. There is propane gas supply for the hob in the kitchen and the gas fire in the lounge. There is an electric garage door and a rear pedestrian access into the garden which can also be accessed from the main bedroom and the conservatory. The property has been maintained to a high standard and early viewing is highly recommended by the sole agent.

Defford is situated approximately 2 miles to the south of Pershore Town being a popular rural village set on which looks across Bredon Hill. The village is approximately 11 miles from Worcester City and the M5 junction 7. Further main centres are Cheltenham approximately 15 miles and Stratford Upon Avon approximately 20 miles. Broadway being the gateway to the Cotswolds is within easy reach.

The market town of Pershore is Georgian styled and provides high street shopping facilities and 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 hospital and 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles from Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents 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.

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Property Comprises

Brick paved driveway up to double garage with stone paved steps and outside lantern light.

Entrance Porch with double panelled glazed access door, large, glazed window allowing views. Ceramic floor covering and wall mounted light to opaque glazed front door with side panels.

Reception Hall with moulded coving, pendant light and panelled radiator (TRV). Multi socket power points, BT socket. Useful cloaks cupboard with hanging rail, shelving and light point.

Cloakroom comprising white suite, with Sanilav low flush WC, pedestal handwash basin, ceramic tiled surrounds and floor covering. Extractor fan and inset ceiling lights.

Off the hall panelled glazed door leads into

Lounge measuring approximately 12'2" x 14'8" (3.71m x 4.51m). Panelled radiator (TRV) under large front elevation window with venetian blind and distant views. Multi socket power points, TV aerial point, Open Reach master socket. Moulded timber surround to gas fire with marble hearth and surround. Ceiling rose, light point, moulded patterned coving and wall light point.



Archway through to

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Dining Room measuring approximately 13'0" x 9'9" (3.96m x 3.01m) with panelled radiator (TRV), further moulded coving, ceiling rose and light point. Multi socket power points and double fully glazed doors leading into Conservatory.



Conservatory measuring approximately 21'4" (6.52m) maximum width of 10'7" (3.26m). Double glazed with leaded pattern window, polycarbonate roof and double doors opening onto terrace, with window plinth, ceramic tiled floor covering and multi socket power points.



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Kitchen measuring overall approximately 13'7" x 7'9" (4.17m x 2.40m). Range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Plumbed in dishwasher, fitted fridge with cupboards over. Built in oven and grill, pan storage cupboards, ample multi socket power points and upright larder cupboard. Ceramic tiled surrounds and floor covering. Inset ceiling lights, 4-burner gas hob top with stainless steel extractor hood over, front elevation double panelled glazed windows with venetian blinds. Enclosed meter point and access door into garage.



Inner Hall with light and power points, coved ceiling and linen cupboard with slatted shelving. Access hatch to roof void.

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Master Bedroom Suite measuring overall approximately 11'4" x 13'2" (3.47m x 4.02m) minimum. Coved ceiling and pendant light, multi socket power points. Rear elevation fully glazed double doors to rear with side panels and roller blinds. Built-in wardrobe cupboards being double fronted. Panelled radiator (TRV).



En-Suite comprising dresser top with storage cupboards under, pedestal handwash basin and low flush WC. Fully ceramic tiled surrounds, wall mounted electric fan heater. Extractor fan and period style radiator with towel rail. Cubicle shower with plumbed in shower, manual control, shower head on wall bracket. Inset ceiling lights, pull cord light switch and ceramic floor covering.



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Bedroom Two measuring approximately 19'10" x 10'8" (5.82m x 3.29m) with rear elevation window, panelled radiator (TRV). Ceiling rose with pendant light, shelving, multi socket power points and TV aerial socket. Built-in wardrobe cupboards with ample hanging space and shelving.



Bedroom Three measuring approximately 13'9" x 8'8" (4.23m x 2.68m) with built-in wardrobe cupboards, telephone point, multi socket power points. Large, double-glazed window overlooking the garden. Low level radiator (TRV), vertical blinds, sliding patio door into conservatory, ceiling light and coving.



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Family Bathroom comprising low flush WC, pedestal handwash basin and panelled bath. There is glazed shower screen and Triton electric shower with shower head on wall bracket over the bath which has tiled ceramic surrounds. Chrome towel rail/radiator. Extractor fan and inset ceiling lights, inset wall mirrors, shaver point and ceramic floor covering.



From the kitchen there is a door into

Garage measuring overall approximately 12'5" x 17' (3.81m x 5.18m) with automatic up and over electric garage door. Light and points, built-in worktop surfaces with one and half bowl single drainer sink unit and storage cupboards under. Plumbing for automatic washing machine. Worcester oil fired boiler. Wall mounted storage, hanging rail and high level opaque glazed windows. Half opaque panelled glazed rear access door to rear. Ample storage for fridge/freezer etc.

Gardens

To the front of the property in an elevated position there is pea gravelled low maintenance covering, with attractive evergreen shrubs, Acer and a magnolia.

To the rear of the bungalow there is patio with retaining wall and steps leading up to the al fresco terrace with orientation giving sun most of the day. There is water feature to ornamental pond with back drop of Magnolia and further Acer tree, pathways and selectively planted borders, giving seasonal colour i.e., old fashioned Geranium and Hypericum. There are outside lights and sitting areas, small, lawn area with fruit trees and useful hardstanding with rear vehicular access. There are garden stores, timber propagating house, log store and lock up garden store, screened banded oil tank. The boundary fence has been recently replaced. The Calor Gas supply is positioned to the gable end of the bungalow where there is space for bins and an access gate to the front.

Gardens



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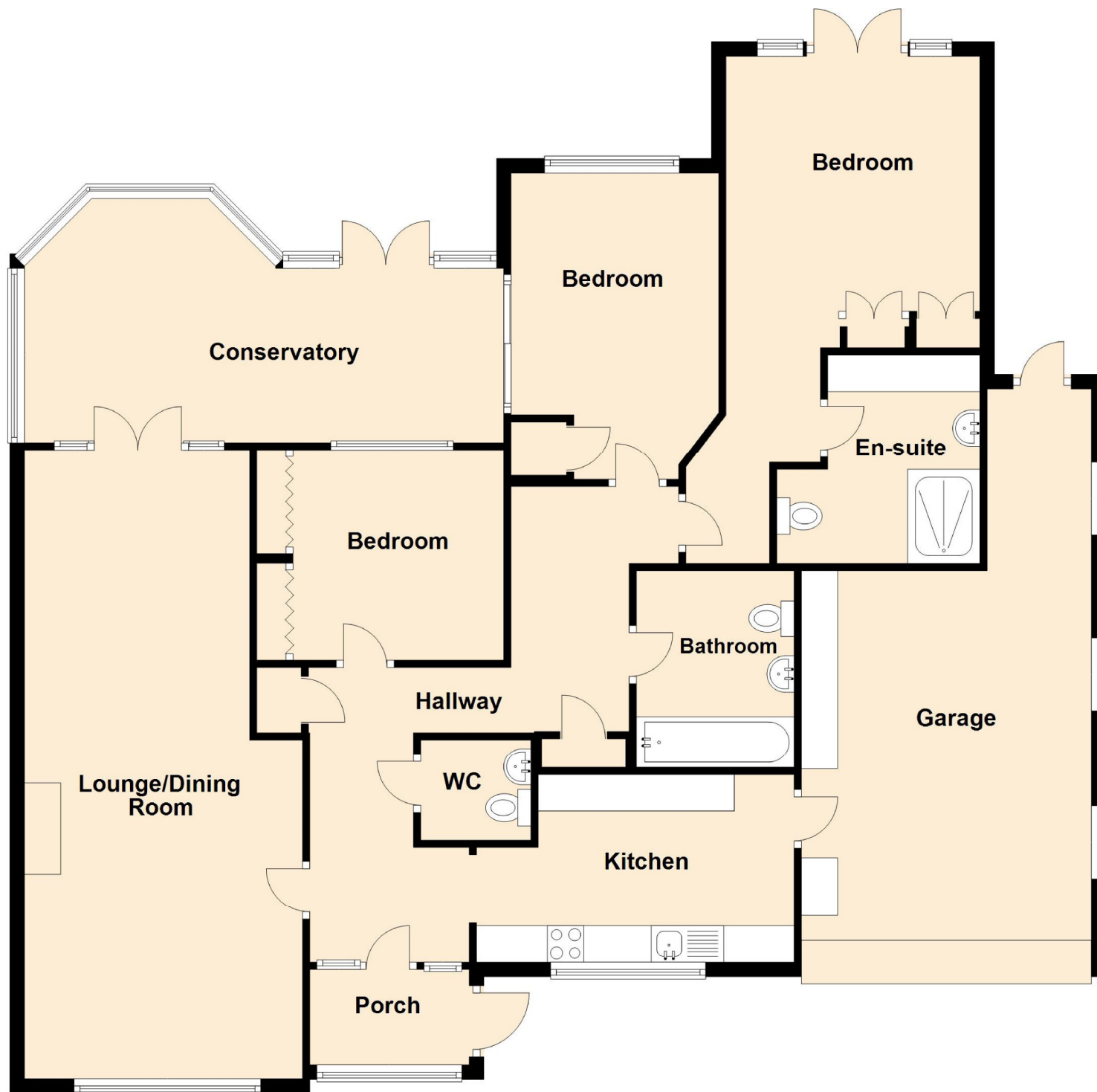
Services: Mains Water, Electricity and Drainage are connected to this property. There is oil fire central heating and Calor Gas for the hob and the lounge fire. Telephones and extension points are subject to BT transfer regulations.

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 E



Ground Floor

Approx. 163.6 sq. metres (1760.7 sq. feet)

Total area: approx. 163.6 sq. metres (1760.7 sq. feet)