



Church Close, Defford

Asking Price: £775,000

- Five-bedroom detached home in an executive development of just four properties
- Open plan kitchen/dining/family room with bi-fold doors into the garden.
- Lounge with multi fuel burner and bi-fold doors to the garden
- Master bedroom with en-suite and dressing room
- Bedroom two with en-suite shower room and three further bedrooms
- Low maintenance garden with patio seating area and paddock available for rental
- Finished to a high standard with quality fixtures and fittings throughout
- Separate utility room; double garage and driveway for multiple vehicles

**Nigel Poole
& Partners**

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Defford

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A five-bedroom detached home in an executive development of just four properties which has been finished to a high standard with quality fixtures and fittings throughout including ground floor underfloor heating. The impressive kitchen/ dining/ family room is the heart of the home with fitted kitchen and breakfast bar; integrated appliances and bi-fold doors into the garden; separate lounge with multi fuel burning stove also with bi-fold doors; cloakroom and separate utility room. On the first floor there are four double bedrooms and a single bedroom all with a built-in wardrobe, bedroom one has an en-suite bathroom and dressing room, and bedroom two also has an en-suite shower room, plus a separate family bathroom. The rear garden is low maintenance which is laid to lawn with a patio seating area. There is additional land available for rent from the local landowner, directly behind the garden. Built in 2019 this property is still under NHBC guarantee. Defford is an idyllic rural village surrounded by farmland with lovely country walks. It has a good primary school, public houses and St James Church. The village hall has become the focal point of the village being well used by local clubs and societies. The Millennium Green park is located close to the property and is owned by the village parish council.

Front

Block paved private road leads to the exclusive development of four detached properties. Driveway for multiple vehicles; storm porch; composite front door. Access to the double garage. Gated access to the garden.

Hallway

Double glazed door and window to the front aspect. Oak effect doors to the kitchen/ dining/ family room, lounge, cloakroom, utility room and storage cupboard. Oak staircase rising to the first floor. Wood effect flooring with under floor heating. Pendant light fitting.

Kitchen/ Dining/ Family Room

Double glazed window to the front and rear aspects and double glazed bi-fold doors to the rear garden. A range of wall and base units surmounted by work surface and upstands, ceramic one and a half sink bowl with drainer and mixer tap. Integrated 'Siemens' appliances including a dishwasher, induction hob and extractor fan hood, double oven/ microwave, fridge/ freezer. Breakfast bar seating area. Pendant light fitting; tiled flooring with underfloor heating.



Lounge

Double glazed bi-fold doors into the garden and double-glazed windows to the side aspect. Multi fuel burner with oak mantel and tiled hearth. Pendant light fitting; wood effect floor with underfloor heating.



Cloakroom

Obscure double-glazed window to the side aspect. Pedestal hand wash basin with mixer tap; low level w.c. Down lights and extractor fan.

Utility Room

Double glazed composite door with glazing to the side aspect. A range of wall and base units surmounted by work surface with upstands; stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and tumble dryer. Down lights; extractor fan; tiled flooring.

Landing

Double glazed window to the side aspect. Oak effect doors into the bedrooms and family bathroom. Airing cupboard and storage cupboard housing the hot water cylinder. Pendant light fitting. Radiator.

Bedroom One

Double glazed windows to the front aspect. Built in storage cupboard with hanging rail; open to the dressing area which has shelving and hanging rail. Pendant light fitting. Radiators. Door into the en-suite.

En-suite to Bedroom One

Obscure double-glazed window to the side aspect. Panelled bath with mixer tap; mains fed shower cubicle with glass door; vanity hand wash basin with mixer tap; low level w.c. part tiled walls; down lights; extractor fan; central heated ladder rail; tiled flooring.

Bedroom Two

Double glazed window to the rear aspect. Built in storage cupboard with hanging rail; pendant light fitting; radiator. Door to the en-suite.

En-suite to Bedroom Two

Obscure double-glazed window to the side aspect. Vanity hand wash basin with mixer tap; mains fed shower cubicle with glass screen and door; down lights; extractor fan; central heated ladder rail; tiled flooring.

Bedroom Three

Double glazed window to the rear aspect. Built in storage cupboard with hanging rail; pendant light fitting; radiator.

Bedroom Four

Double glazed window to the rear aspect. Built in storage cupboard with hanging rail; pendant light fitting; radiator.



Bedroom Five

Double glazed window to the side aspect. Built in storage cupboard with hanging rail; pendant light fitting; radiator. Currently being used as an office.

Family Bathroom

Obscure double-glazed window to the side aspect. Panelled bath with mixer tap; mains fed mixer shower cubicle with glass screen and door; vanity hand wash basin with mixer tap; low level w.c.; central heated ladder rail; down lights; extractor; part tiled walls; tiled flooring.

Garden

Low maintenance lawn with patio seating area. The current owners rent part of a paddock behind their own garden for £50pcm. There is an additional paddock beyond which is also rented for £60pcm. These agreements can be passed to the new owner (s) if desired.

Garage

Composite door to the side aspect. Double electric rolling doors to the driveway. Light and power.

Additional Information

The properties heating system is run from an air source heat pump located in the garden. The hot water cylinder is located in one of the cupboards on the landing.

There is a voluntary management agreement with the four properties to maintain the driveway and shared space.

Tenure: Freehold

Council Tax Band: G

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 9AY



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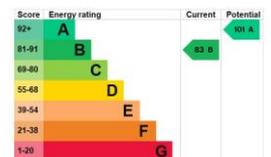
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