



2 Box Tree Close, Defford
Worcester

Guide Price **£475,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



2 Box Tree Close

Defford, Worcester

- A spacious three double bedroom, two reception, detached bungalow
- Fitted kitchen & utility Spacious 17'10 x 14'6 living room with fireplace
- Dining room with French doors to the rear garden
- Bedroom one with fitted wardrobes and en-suite
- Independent double garage
- Parking for 3-4 vehicles

A spacious three double bedroom, two reception, detached bungalow with an independent double garage, located in the heart of the popular village of Defford, Worcestershire. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

The accommodation comprises an entrance hall with access to a storage cupboard, a spacious 17'10 x 14'6 living room with a fireplace surround and gas fire inset, and internal French doors leading to the dining room which, in turn, has French doors to the rear garden and a door to the kitchen. The fitted kitchen has wall & base units with work surfaces over, a freestanding cooker unit, and a door to the utility room. The hallway continues through to bedroom one, with a built-in wardrobe and a "Jack & Jill" en-suite shower room, bedroom two with built-in wardrobes, and bedroom three. The property is completed by a main shower room.

The property also benefits from LPG fired central heating, double glazing throughout and access to high-speed broadband internet.

EXTERNALLY

To the front of the property is a garden area with various shrubs, a driveway to the left of the property, steps to the main front door and a driveway to the right of the property which leads around to the double garage, and further parking.

The rear garden has been designed for low maintenance comprising mainly of brickwork paving, with various bedding areas and a couple of seating areas. A set of stairs leads down from the garden to a parking area, which has access to the double garage.





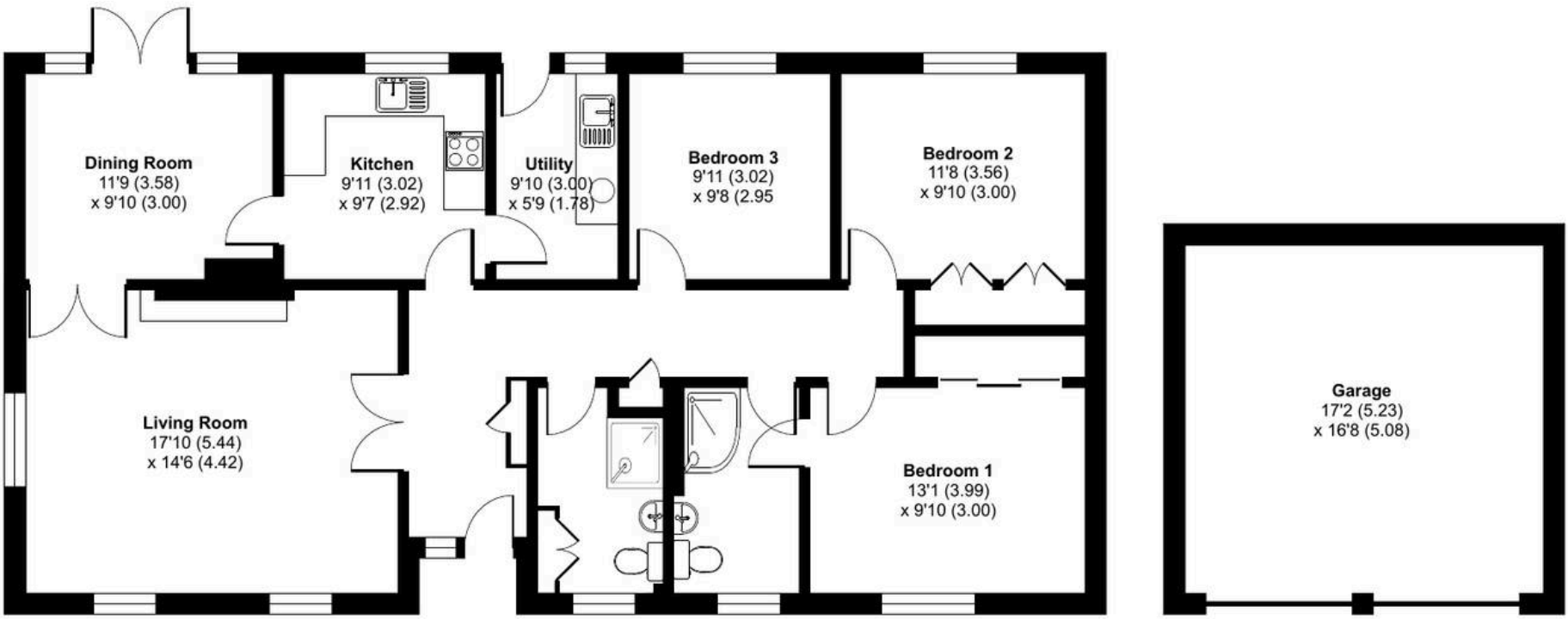
Box Tree Close, Defford, Worcester, WR8

Approximate Area = 1247 sq ft / 115.8 sq m

Garage = 246 sq ft / 22.9 sq m

Total = 1493 sq ft / 138.7 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Jason Jones & Associates. REF: 1205143



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