



5 Upton Drive, Worcester, Defford WR8 9BF

Offers over £535,000





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Defford

Worcester, WR8 9BF

- Immaculately Presented - Turn Key
- Integral Garage & Driveway Parking
- Open Plan Modern Living - Bifold Doors Into The Garden
- Separate Utility Room
- Ensuite & 4 Piece Family Bathroom
- Three Bedroom Bungalow
- Beautiful Countryside Location - Backing Onto Greenspace
- Integrated Appliances
- Large Storage Space On First Floor - Suitable For A Variety Of Uses
- Wrap Around Garden

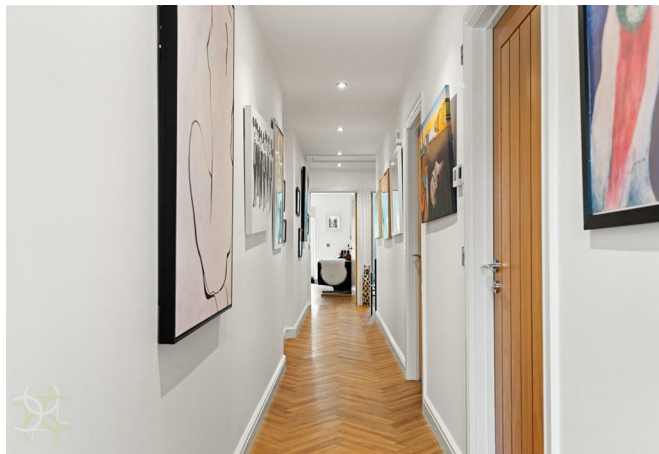
Occupying a peaceful position on a private road within the sought after village of Defford, this beautifully appointed three-bedroom bungalow offers a rare combination of contemporary design, high-quality finishes and exceptionally versatile accommodation.

Built in 2020, the property has been thoughtfully designed for modern living, with an emphasis on light, space and seamless connection between the interior and garden. From the moment of arrival, there is an immediate sense of quality, with a private driveway providing ample parking and access to the integral garage.

At the heart of the home is an impressive open-plan kitchen and living space, creating a superb environment for both everyday life and entertaining. The contemporary kitchen is finished in sophisticated grey cabinetry and complemented by a central island incorporating an integrated hob and extractor. High-quality integrated appliances and considered detailing complete what is undoubtedly one of the home's standout spaces. The living area enjoys a wonderful connection with the outside, with wide bi-fold doors opening directly onto the private garden. The garden wraps around the side of the property, providing a generous and unusually private outdoor space, with excellent potential for entertaining, dining and relaxing during the warmer months.

Bedroom One is a particularly attractive principal suite, benefiting from its own en-suite facilities as well as patio doors opening directly onto the garden. The remaining two bedrooms are served by a stylish four-piece family bathroom, providing both a bath and separate shower alongside the WC and wash hand basin.

One of the property's more unusual and valuable features is the substantial first floor storage room. Although the property is predominantly a single storey bungalow, this sizeable additional space offers excellent flexibility and could potentially be utilised as further occasional accommodation STPP.



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Location

Defford is a highly regarded Worcestershire village, ideally positioned between the market town of Pershore and the riverside town of Upton-upon-Severn. Surrounded by attractive countryside, the village offers a peaceful rural lifestyle whilst remaining conveniently placed for everyday amenities and wider transport connections.

The village itself benefits from a strong community atmosphere and local amenities, while nearby Pershore provides a broader selection of shops, supermarkets, restaurants, healthcare and leisure facilities.

For commuters, the location is particularly appealing, with convenient access to the M5 providing connections towards Worcester, Birmingham, Cheltenham and Gloucester. Rail services from nearby stations provide further connectivity for both business and leisure.

AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Important Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E

EPC Rating C

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

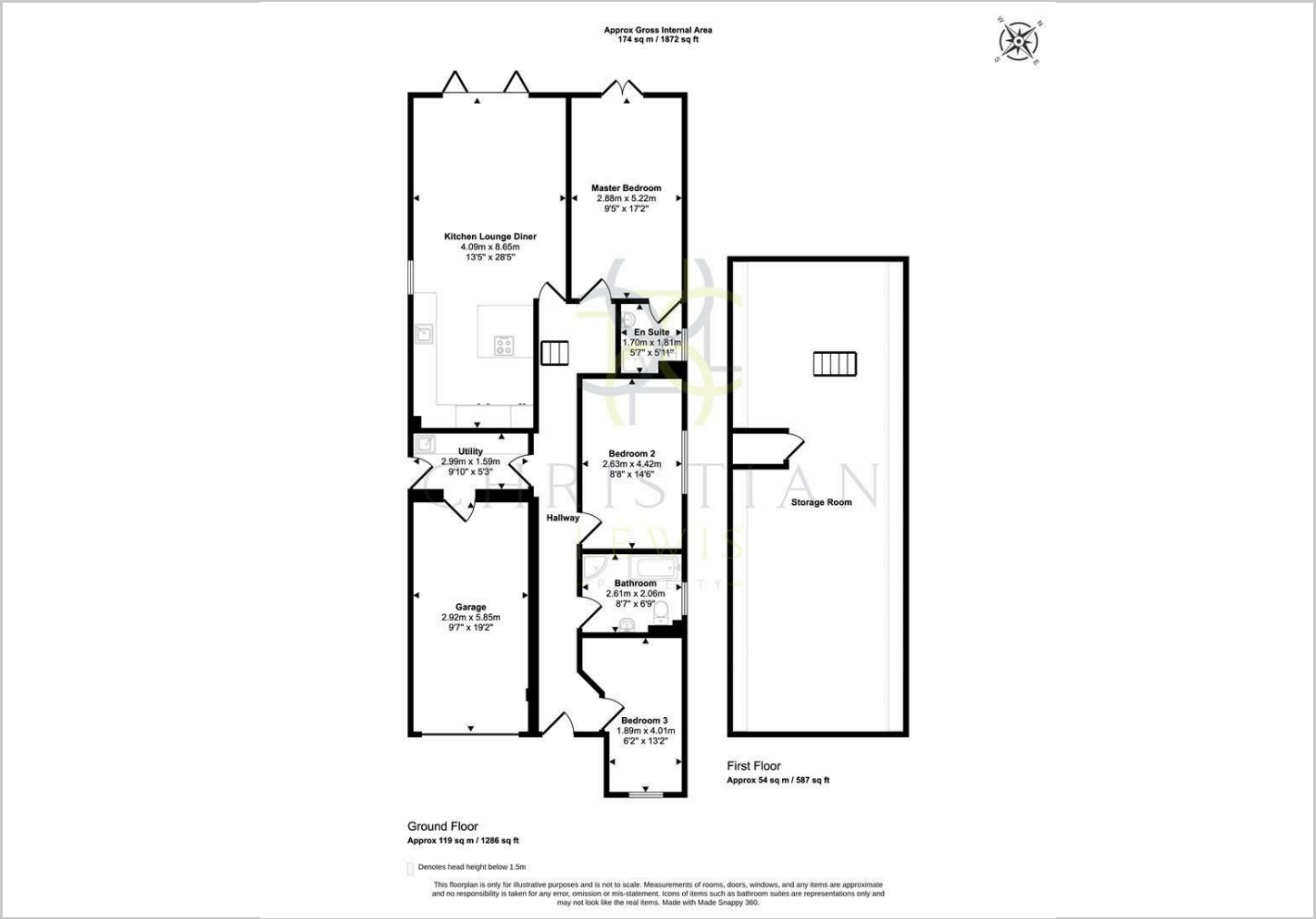
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.





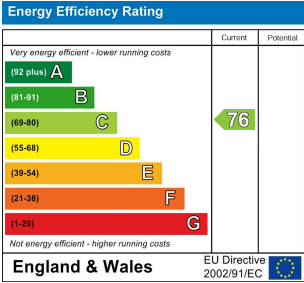
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.