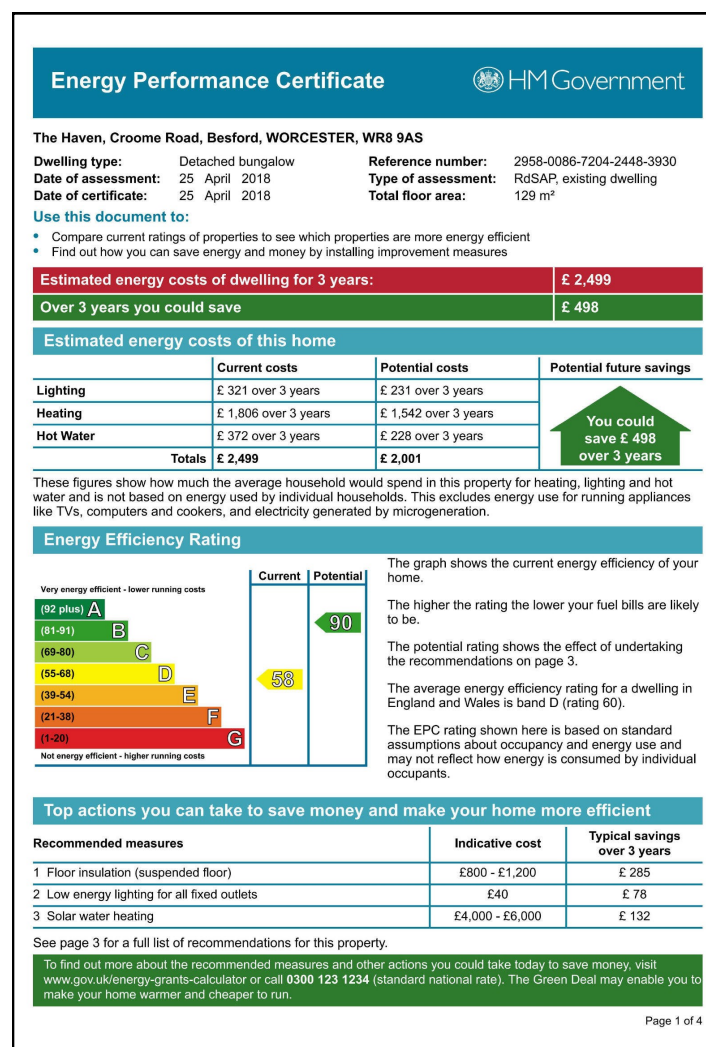


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# Allan Morris

estate agents



## The Haven, Croome Road, Defford, WR8 9AS

Detached Bungalow With 3 Bedrooms, 0.8 Acre Grounds, Rural Location



Offers on £460,000

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**The Haven, Croome Road, Defford, Worcestershire, WR8 9AS.**

**A Spacious Detached Bungalow, Situated On A No-Through Road On The Edge Of The Village,  
With A Good Sized Plot Of About 0.8 Acre In Total & Rural Views To The Rear.  
Potential To Extend & Provide Further Accommodation Subject To Any Necessary Consents.**

**The Accommodation Comprises: Large Reception Hall \* Cloakroom \* Sitting Room \* Dining Room \*  
\* Shaped Conservatory \* Study \* Kitchen \* Inner Hall \* Utility Room \* Bathroom \*  
\* Three Bedrooms \* En-Suite Bathroom & Small En-Suite Shower Room \***

**\* Oil Fired Gas Central Heating \* Double Glazing \* Drive & Ample Parking Area \* Integral Garage \*  
\* Good Sized Gardens Bordering Fields At The Rear With Rural Views Beyond \***

**LOCATION** - The property is situated on the edge of the village on a no-through road. Defford lies to the south-west of Pershore and has facilities including church, village hall, first school and pub. The market town of Pershore provides a range of independent shops, library, health centres and cottage hospital, together with educational provision from nursery/pre-school through to High School and Pershore College. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre, leisure centre with swimming pool, Number 8 Theatre & Arts Centre, the historic Abbey and surrounding park, and the River Avon. There are road links to the larger centres of Worcester and Cheltenham and there are two M5 access points at Worcester. Pershore also has a railway station on the London Paddington line.

## ACCOMMODATION

**Covered Entrance & Double Glazed Front Door to Spacious Reception Hall**  
with wooden flooring. Telephone point and radiator.

**Cloakroom**  
with WC and wash basin.

**Sitting Room 16'4" x 12'7" (5.00m x 3.84m)**  
with stone fireplace surround and open fire. Radiators, double glazed window to the side and double glazed patio door to the rear garden. Arch to;

**Dining Room 10'7" x 10'5" (3.23m x 3.19m)**  
with radiator and double glazed window to the rear.

**Shaped Conservatory 11'10" x 8'4" (3.61m x 2.55m) overall**  
with brick base. Tiled floor. Double glazed windows with fitted blinds and pair of double glazed doors to the garden.

**Study 7'9" x 6' (2.37m x 1.85m)**  
with radiator and double glazed window to the front

**Kitchen 12'2" x 8'4" (3.70m x 2.54m)**  
with a range of units comprising worktop surfaces with tiled splashbacks, inset sink with mixer tap, base cupboards and drawers, built-in ceramic hob with hood above, built-in oven, integrated fridge, wall cupboards with lighting below, corner shelves. Radiator and double glazed window to the rear.

**Inner Hall**  
with radiator. Large airing cupboard. Access trap to the loft space. Internal door to the garage.

**Utility Room**  
with sink unit, wall cupboards and space for washing machine. Radiator, double glazed window to the rear and door to the rear.

**Bathroom**  
with coloured suite comprising panelled bath, shower cubicle, WC and wash basin. Towel rail/radiator and obscure double glazed window to the side.

**Bedroom One 12'4" x 11' (3.76m x 3.35m)**  
including range of built-in bedroom furniture and plus built-in double wardrobe. Radiator and double glazed window to the front.

**En-Suite Bathroom**  
with a coloured suite comprising corner bath with shower fitting, WC and wash basin. Part tiled walls. Radiator.

**Bedroom Two 13'1" x 11'2" (3.99m x 3.40m) overall**  
including small en-suite. Telephone point, radiator, double glazed window to the side and double glazed bay window to the front.

**En-Suite Shower Room**  
with shower cubicle, WC and wash basin. Obscure double glazed window to the side.

**Bedroom Three 11'4" x 7' (3.45m x 2.13m)**  
with wash basin. Radiator and double glazed window to the side.

**OUTSIDE** - The property is situated in a good sized plot of about 0.8 acre in total. Block paved drive to the front, with gravelled parking space leading to the garage, and area of lawned front garden with shrubs. Access to either side of the property leading to the rear garden which comprises seating area with pergola, extensive lawns with mature trees and shrubs and ornamental pond. Small garden shed and greenhouse.

**Integral Garage 19'5" x 15' (5.92m x 4.57m)**  
with light & power, electric up and over door to the front, double glazed door to the side, access trap to the roof space, maintenance pit.

**Current Council Tax Band: F**

**DIRECTIONS - Proceed out of Pershore on the A4104 towards Upton on Severn. Go past the left turnings for Birlingham and Eckington and at the bottom of the hill turn right. Follow this road along, past the first left turn and at the top of the road bear left into Croome Road. At the end of Croome Road, the bungalow will found on the left hand side, as indicated by our For Sale board.**

**VIEWING ARRANGEMENTS - Strictly by prior telephone appointment with the Sole Agents – Allan Morris & Osborne – 01386 554747.**

**GENERAL NOTE** - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **MEASUREMENTS** – Our quoted room sizes are approximate and intended for general guidance. You are particularly advised to verify all the dimensions carefully, especially when ordering carpets or any built-in furniture or fittings. **FLOOR PLANS** – Floor plans are to show room location only. They may not be accurate or to scale and do not form part of any contract. **SERVICES & APPLIANCES** – Please note that we have not tested any of the services or any of the equipment or appliances in this property. Accordingly we cannot confirm or imply that they are in full working order. Prospective purchasers will need to commission their own enquiries/service reports before finalising their offer to purchase. We reserve the right to check the identity of vendors and purchasers in order to comply with Money Laundering regulations.

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