



Bay Tree Lodge, 9 The Acre, Worcester, WR8 9BZ

Guide price £535,000





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# Bay Tree Lodge, 9 The Acre

Worcester, WR8 9BZ

- A three double bedroom, detached bungalow in a small and exclusive development
- Modern fitted kitchen, wealth of units, quartz work surfaces. Access to separate utility room
- Must be viewed to appreciate the size and quality it has to offer
- Beautifully presented, the property is ready to move into and enjoy
- Beautiful plot
- Double width driveway leads to detached double garage, benefiting from light and power
- Single storey living at its very best
- Master bedroom with en suite shower room. Two further bedrooms
- Well stocked, private rear gardens
- Popular location

Welcome to Bay Tree Lodge, a beautifully presented three-bedroom detached bungalow located in the charming Worcestershire village of Defford. Ready to move in, this home boasts two formal reception rooms, a modern kitchen, utility room, and recently upgraded en suite shower room and family bathroom.

The property benefits from a double-width driveway, a detached double garage, and sits on a mature and private plot. These features contribute to its strong recommendation for viewing.

Defford village offers amenities such as a local farm shop, church, two pubs, and a village hall. Just five miles away is the historic town of Upton upon Severn, situated along the River Severn, known for its marina and annual Jazz, Folk, and Blues festivals. Nearby Pershore, only three miles away, provides a range of shops, educational facilities, and medical services.

Upon entering the property, you'll find a central hallway that divides the home into living and bedroom areas. The left side of the house features two formal reception rooms: a bay-windowed living room with a fireplace, and a dining room with sliding doors to the rear garden.

The kitchen is spacious, featuring ample cabinetry, integrated appliances, and recently added quartz countertops. The kitchen also offers direct access to the garden, with an additional door leading to a separate utility room. All three bedrooms are doubles, with the master bedroom including fitted wardrobes and a newly installed en suite shower room. The guest bedroom also has fitted wardrobes. A newly completed family bathroom finishes the internal layout.

Outside, a double-width driveway leads to the detached garage, equipped with light, power, and roof storage. The front garden is lawned with mature shrubs, while the rear garden is a tranquil retreat. A large terrace provides ample space for outdoor dining, alongside a summerhouse, garden pond, and small lawn. The upper tier features a spacious lawn surrounded by colourful flower beds, as well



## Important Additional 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 F

**EPC Rating** D

## 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.

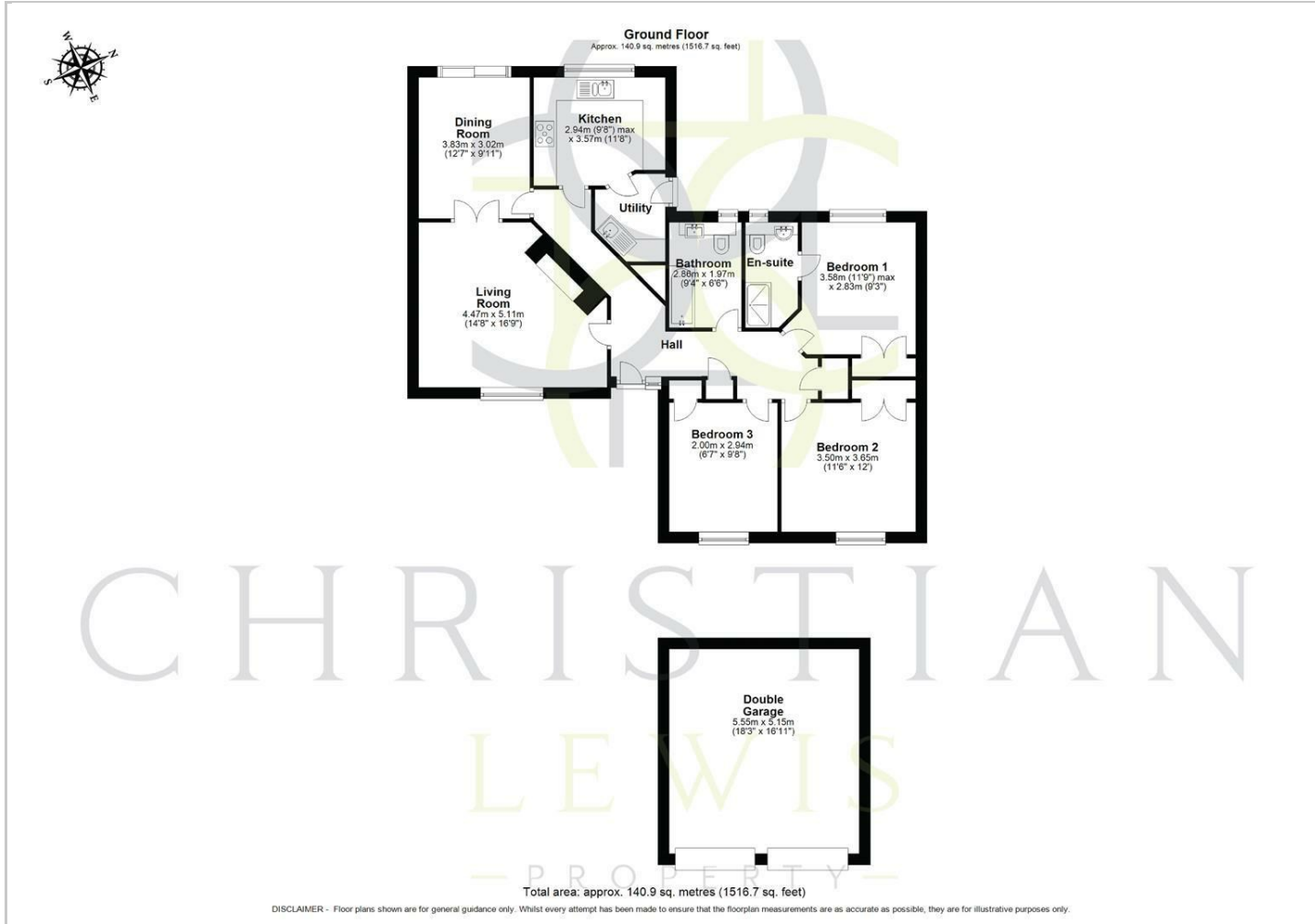
Please inform us if you become aware of any information being inaccurate.







## Floor Plans



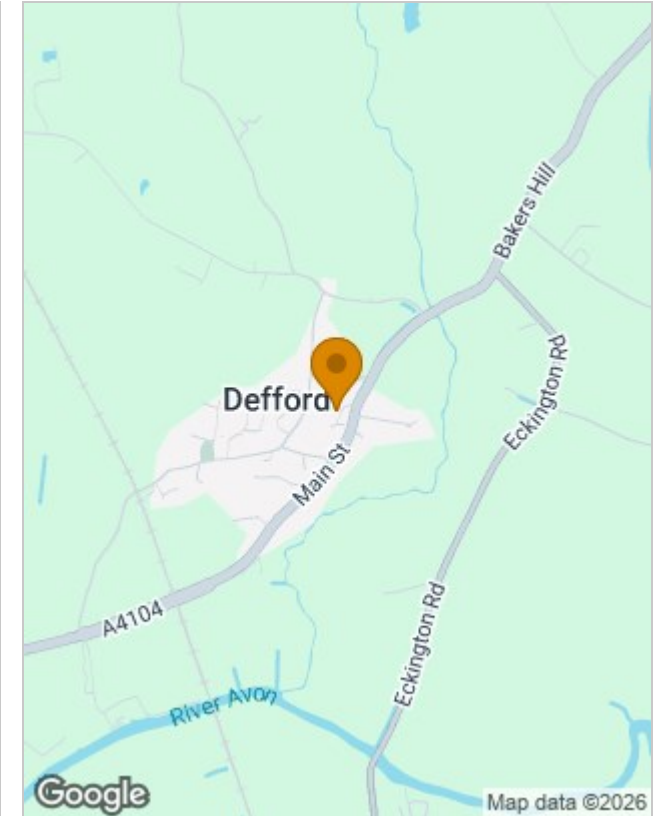
## Viewing

Please contact our Pershore Sales 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.

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## Location Map



## Energy Performance Graph

