

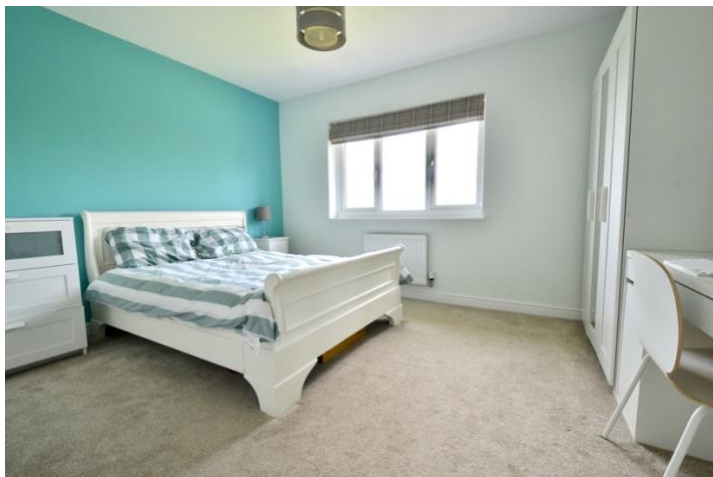

CHATTERTON
ESTATE AGENTS LTD



◆ 29 LODGE PARK DRIVE ◆ EVESHAM ◆ WR11 3JY ◆
◆ GUIDE PRICE £425,000 ◆



- **DETACHED FAMILY HOME**
- **STUNNING AND SPACIOUS**
- **THREE BEDROOMS**
- **TWO BATHROOMS**
- **DOWNSTAIRS WC**
- **SITTING ROOM**
- **KITCHEN DINER FAMILY ROOM**
- **UTILITY ROOM**
- **FULLY FENCED LANDSCAPED GARDEN WITH SIDE ACCESS**
- **GARAGE AND OFF-ROAD PARKING**
- **SOUGHT AFTER LOCATION**



ABOUT THE PROPERTY...

A stunning spacious three-bedroom two bathroom detached family home situated on a lovely peaceful development on the outskirts of Evesham. The property is double glazed and gas centrally heated, there is excellent storage, and the garage is part converted to create further accommodation (currently used as a home gym).

The property is approached via tarmac driveway to canopy storm porch with door leading into a lovely hallway with stairs rising to the first floor and storage beneath. The sitting room is to the front and is light and airy due to the bay window. The kitchen diner family room enjoys a pleasant aspect overlooking the garden. Fully fitted with an extensive range of modern wall and base units with integrated appliances the kitchen benefits from double doors to the garden. Off the kitchen is a useful utility room and downstairs WC. On the first floor there are three well-proportioned bedrooms and a family bathroom. The master bedroom has its own ensuite shower room and bedroom three has a walk-in wardrobe/dressing room.

The fully fenced garden has side access and has been nicely landscaped with patio and lawn areas.



ABOUT EVESHAM...

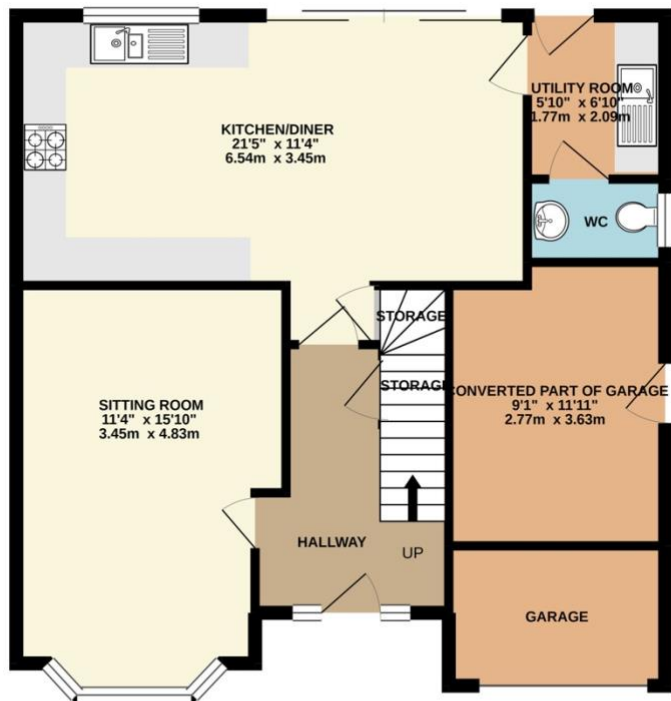
The old riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds.

Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon and is 8 miles from Broadway. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent communications with the M5, M40 and M42 networks.

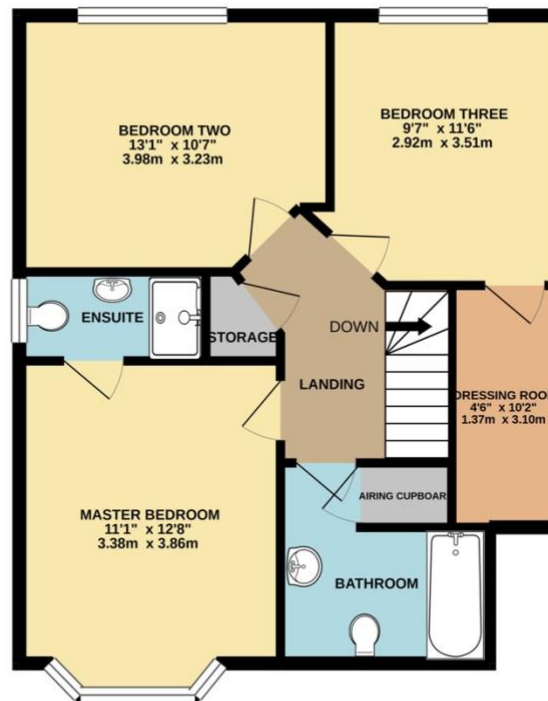
Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses.



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



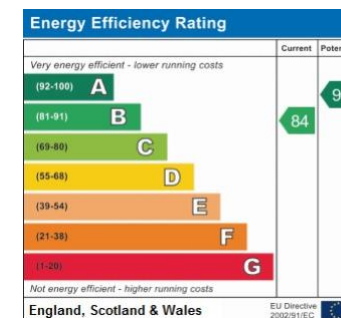
1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



◆ CHATTERTON ESTATE AGENTS ◆ 34 WESTON ROAD ◆ BRETFTON ◆ WR11 7HW ◆
◆ 01386 833969 ◆ www.chattertonestates.co.uk ◆