



Evesham Road, Astwood Bank, B96 6AY

Guide price £400,000



****NO CHAIN** LARGE THREE BEDROOM SEMI-DETACHED ** FULLY REFURBISHED ** INTEGRAL GARAGE ** OFF-ROAD PARKING ** OPEN COUNTRYSIDE VIEWS TO THE REAR ** PRIVATE GARDEN ** MODERN OPEN PLAN KITCHEN BREAKFAST CONSERVATORY ** ASTWOOD BANK**

****This well-presented, semi-detached family home offers spacious and versatile living accommodation. Situated in a sought-after Astwood Bank location, it is within easy reach of local amenities and schools. Fully refurbished throughout to a high modern standard, the accommodation comprises, in brief: Hall, Kitchen Breakfast Room, Dining Room, Family Room, Living Room, Conservatory, Downstairs W.C., Three Bedrooms, a Family Bathroom, and a Separate W.C. Driveway parking, private gardens backing onto open countryside views.**



Situated in a pleasant location, the property boasts charm and kerb appeal with its smart exterior. The house is set back from Evesham Road, offering a driveway that provides off-road parking, alongside a neatly maintained lawned fore garden with a stone-built wall to the front border and neat hedging to the right boundary.

Upon entering the home, you are greeted by a wide, welcoming, bright and airy entrance hallway with wooden doors leading to various rooms, and a staircase leading to the first floor.

At the front of the property is a large family living room characterised by its large window and feature fireplace, creating a warm and inviting atmosphere perfect for relaxation and entertaining.

The Kitchen Breakfast Room and Conservatory are all open-plan, creating a fantastic living and entertaining space, beautifully modernised and finished to a high standard. The Kitchen is complete with a wide array of wall and base units in neutral colours, with plenty of worktop space, and is equipped with integrated appliances and a matching breakfast bar. The Breakfast Room flows beautifully into the fully glazed conservatory, offering a versatile space.

The conservatory serves as a standout feature of this home, offering a peaceful retreat with lovely views of the generously sized rear garden. French patio doors from the conservatory provide easy access to the outdoor space, making it an ideal spot for both relaxation and social gatherings.

Additionally, there is a separate dining room, a downstairs W.C., and to the rear of the property, an additional family room with dual-aspect windows and doors where you can enjoy the tranquillity of the garden views. Patio doors open to the rear garden.

Upstairs, there are three generously sized bedrooms, a family bathroom with bath and wash basin, and a separate W.C.

The rear garden offers a private outdoor space fully enclosed by fencing and walls. The standout feature of the garden is the stunning, far-reaching countryside views to the rear. The

generous garden comprises a large paved patio and a lush green lawn offering ample space for children to play and for gardening enthusiasts to enjoy, making it a wonderful extension of the home's living space.

Overall, this property combines comfort and functionality, presenting an excellent opportunity for families seeking a versatile and spacious home in a desirable and peaceful location. Its thoughtful layout and additional features make it well-suited to accommodate various lifestyles and preferences.

Hall

Living Room 11'5" x 11'9" (3.50m x 3.59m)

Kitchen 8'6" x 11'5" (2.60m x 3.48m)

Breakfast Area 8'3" x 9'10" (2.54m x 3.01m)

Dining Room 16'8" x 7'4" (5.10m x 2.26m)

Family Room 18'0" x 7'8" (5.50m x 2.36m)

Conservatory 9'5" x 9'10" (2.88m x 3.01m)

Downstairs W.C

Bedroom 1 11'10" x 11'9" (3.63m x 3.59m)

Bedroom 2 8'7" x 12'1" (2.63m x 3.70m)

Bedroom 3 8'3" x 8'2" (2.52m x 2.50m)

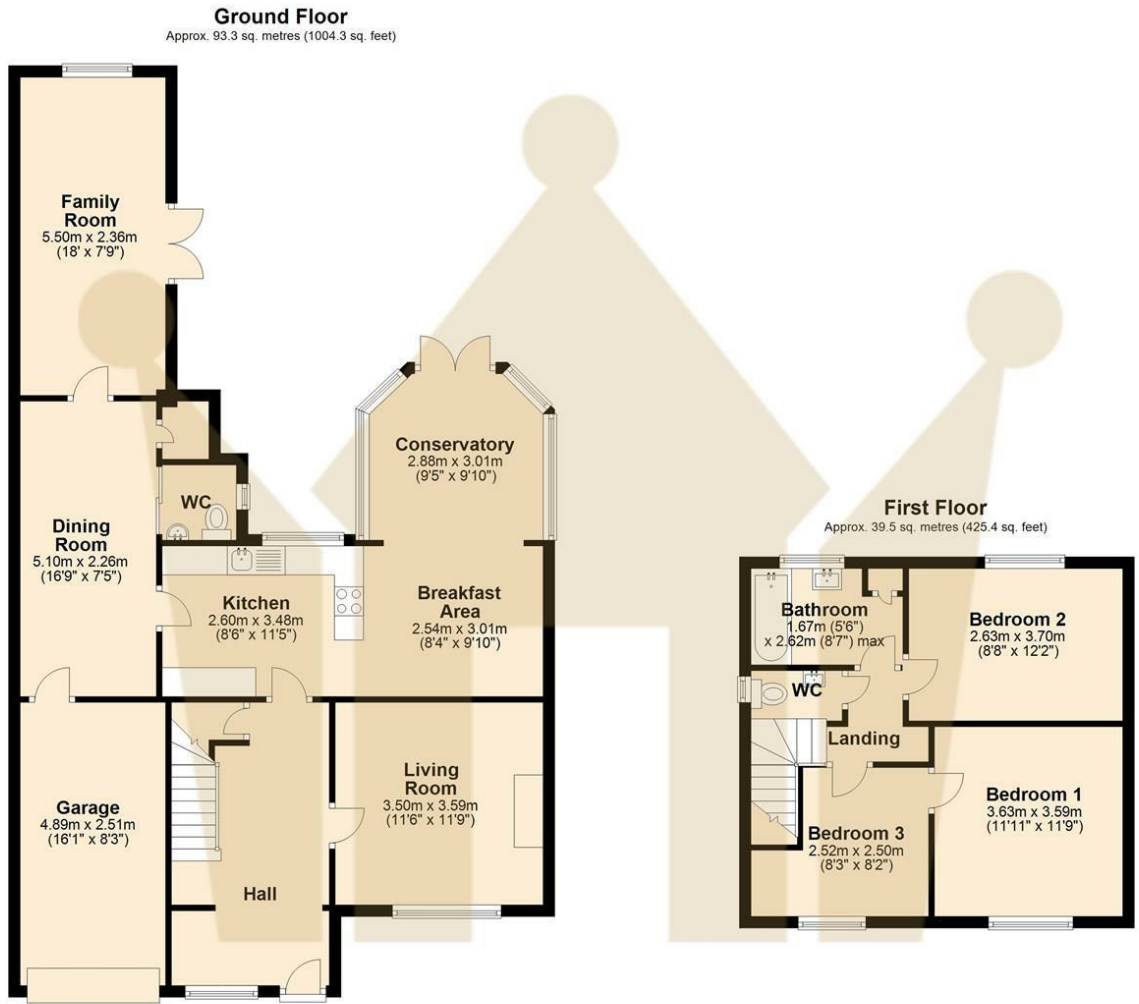
Upstairs W.C

Bathroom

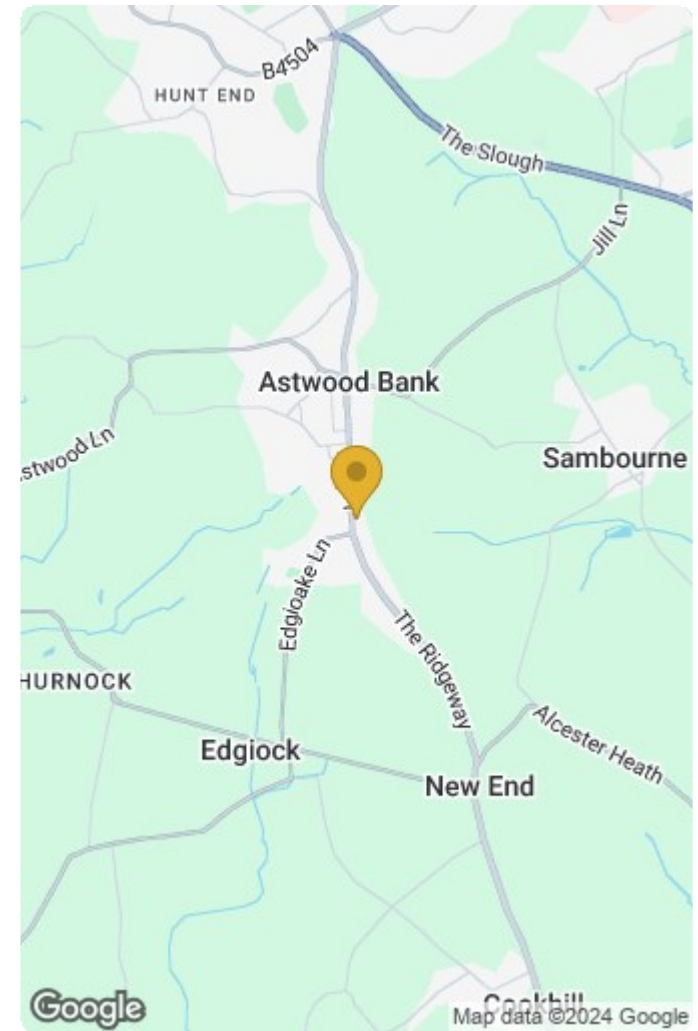
Garage 16'0" x 8'2" (4.89m x 2.51m)







Total area: approx. 132.8 sq. metres (1429.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	