



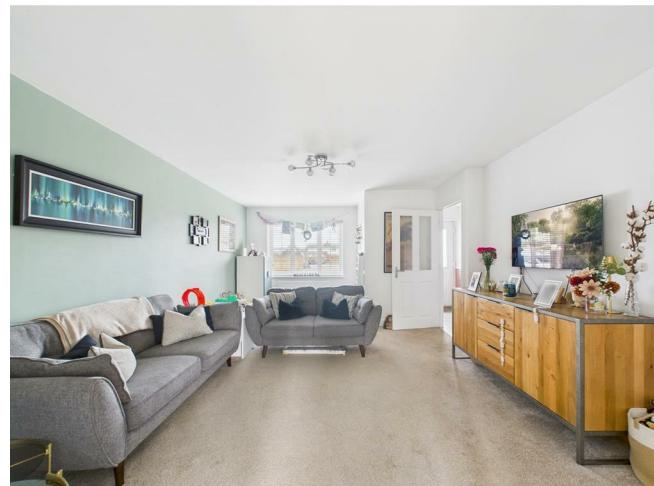
Meadow Road | South Littleton | Evesham | WR11 8YE

**Guide Price £330,000**

COOPER & CO

## Key features

- 3 Bedroom Detached Family Home
- Immaculately Presented
- Ensuite to Master
- Modern Kitchen / Diner
- Off-Street Parking for 2+ Cars
- Desirable Village Location
- EPC A Rated Property
- **\*\*VIEWINGS AVAILABLE 7 DAYS A WEEK\*\***

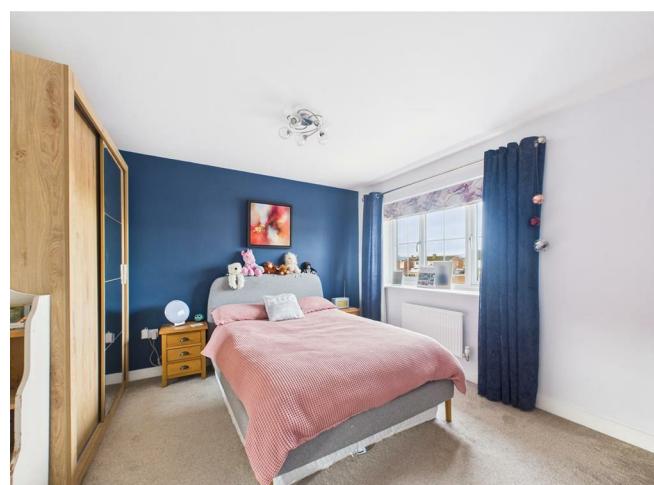


## Description

**\*\*MODERN IMMACULATED PRESENTED 3 BEDROOM DETACHED FAMILY HOME WITH ENSUITE TO MASTER, KITCHEN DINER AND GENEROUS WELL LAID REAR GARDEN IN THE EVER POPULAL VILLAGE OF SOUTH LITTLETON\*\*** Internally the property boasts 3 bedrooms, family bathroom, ensuite to master, lounge, generous kitchen diner and downstairs wc. Externally the property benefits from off-street parking for 2 + cars, side access to a well laid and presented rear garden promising of a good mix of patio and lawned areas with raised beds and borders, garden shed with electric and 3 external power points.



## Directions



## Front

Property is approached by paved driveway providing off street parking for 2 + cars

## Entrance Hall

Tiled flooring underfoot, access to the Lounge, downstairs WC, and stairs to the first floor

## Downstairs WC

Tiled flooring underfoot, stand alone wash hand basin, low flush WC, radiator, frosted UPVC DG window to the front aspect

## Lounge

Carpeted underfoot flooring, radiator, UPVC DG Window to the front aspect, access to storage unit, and Kitchen/ Diner

## Kitchen Diner

Tiled underfoot flooring, kitchen sink with drainer and mix of tap, mix of wall and base units surmounted by work surfaces, integrated gas hob with fan extractor above, radiator, UPVC DG window to the rear aspect, UPVC DG patio doors to the rear garden

## Landing

Carpeted flooring, storage unit, access to family bathroom, bedrooms 1, 2, and 3







#### **Bedroom 1**

Carpeted underfoot flooring, radiator, UPVC DG window to the rear aspect

#### **Bedroom 2**

Carpeted flooring underfoot, radiator, UPVC DG window to the rear aspect

#### **Bedroom 3**

Carpeted flooring, radiator, UPVC DG windows to the front aspect, access to en-suite

#### **Bedroom 1 En-Suite**

Tiled flooring, low flush WC, heated towel rail, wash hand basin, frosted UPVC DG window to the front aspect

#### **Family bathroom**

Tiled underfoot flooring, partly tiled walls, wash hand basin, low flush wc, heated towel rail, bath with shower overhead, Frosted UPVC DG window to the side aspect

#### **Rear Garden**

Good sized rear garden with a mix of lawned and patio areas, fenced and well planted bordered with side access and garden shed with electric. And the property benefits from 3 external power points (2 rear and one at the front)

## Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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