



# Leggett & James

The Vale of Evesham Property Experts



## 61 Church Street

Evesham, Worcestershire, WR11 1ER

Asking Price £450,000



This substantial detached family home has much to offer and is found in a convenient town location. Enjoying five double bedrooms and a superb attic room which is an ideal hobby or family room, there is plenty of room for the largest of families.

The property also provides a spacious living room, a dining room, kitchen and conservatory, whilst outside there is plenty of off road parking, a car port and a detached garage at the rear.

Viewing of this handsome property is recommended to fully appreciate all that is on offer.



Standing under an open canopy porch the double glazed multi lever front door opens to:

### Reception Hall

having a quarry tiled floor, panel radiator, stairs to the first floor with a cupboard below and doors leading off to:

### Kitchen 19'2 x 7'9 (5.84m x 2.36m)

with a double glazed window to the side, ceramic tiled floor and a panel radiator. The kitchen enjoys a range of fitted work surfaces, drawers, cupboards and illuminated display shelves, there is a feature enamel sink, plumbing for a washing machine, space for a dishwasher, cooker point with extractor hood above and space for a fridge. The wall mounted gas combi is in a concealed matching cupboard. Twin glass panel doors opens to the dining room and to:

### Conservatory 9'8 x 8'6 (2.95m x 2.59m)

having double glazed windows and doors to the rear garden, ceramic tiled floor and a further double glazed door to the side.

### Living Room 22'4 x 13'6 (6.81m x 4.11m)

enjoying a double glazed window to the front, feature wood panel floor, television point and a brick built fireplace with an inset gas fired stove. Twin glass panel doors open to:

### Dining Room 11'4 x 11'2 (3.45m x 3.40m)

having a double glazed sliding door to the rear garden, a double glazed window to the side, panel radiator, wall light points and twin doors to the kitchen.

### First Floor Landing

having an obscure double glazed window to the side, doors leading to all rooms and a concealed ladder to the attic room.

### Bedroom One 11'12 x 10'9 (3.35m x 3.28m)

with a double glazed bay window to the front and two panel radiators.

### Bedroom Two 11'2 x 9'8 (3.40m x 2.95m)

having a double glazed window to the rear and a panel radiator.

### Bedroom Three 11'2 x 9'8 (3.40m x 2.95m)

with a double glazed window to the rear and a panel radiator.

### Bedroom Four 11'10 x 8;8 (3.61m x 2.44m;2.44m)

having a double glazed window to the front and a panel radiator.

### Bedroom Five 9' x 7'5 (2.74m x 2.26m)

with two obscure double glazed windows to the side and a panel radiator.

### Shower Room 7'9 x 6'9 (2.36m x 2.06m)

having an obscure double glazed window to the side, inset spotlighting and a chrome radiator towel rail. The modern white suite comprises a low level WC, vanity wash hand basin with cupboards below and a double walk in shower enclosure with sliding glass door and a hot water shower,

### Attic Room

with a skylight window to the rear, power and lighting this makes a perfect hobby room/office.

### Outside

The front of the property is set out to provide plenty of off road parking with an mature tree providing seclusion. Twin gates open to a car port which is set to the side of the property with the driveway which leads to both the rear garden and the Garage: 23'8 x 7'9 having twin doors, power and lighting.

The rear garden is planted with a variety of mature plants, trees and shrubs set around an area of lawn, a patio and timber deck space. There is also an outside tap.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

