



Leggett & James

The Vale of Evesham Property Experts



17 St Margarets Road

Evesham, Worcestershire, WR11 2GD

Offers Over £350,000



This modern detached family home is set within a popular residential cul de sac, which is convenient for both nearby shopping and local schools.

The well appointed accommodation enjoys four bedrooms with an ensuite to the master, a living room, study and a feature open plan kitchen dining room which blends into a conservatory. Outside provides off road parking to the front and an pleasant enclosed rear garden.

Viewing of this excellent example is recommended by the agent to appreciate all that this home has to offer.



A multi lever double glazed front door opens to:

Entrance Hall

having stairs to the first floor and doors to:

Study 7'8 x 7'3 (2.34m x 2.21m)

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

Living Room 16'3 x 15'7 max (4.95m x 4.75m max)

having a double glazed window to the front, panel radiator, television point, decorative fireplace, understairs cupboard, twin glass panel doors and a separate door to:

Open Plan Kitchen Dining Room

with a double glazed window to the rear, inset ceiling spotlights and a stylish floor covering. The well equipped kitchen enjoys a range of cupboards, drawers and work surfaces, a single drainer sink unit with mixer tap and a four ring gas cooker hob with feature extractor hood above. There is also plumbing for a washing machine and dishwasher along with a concealed wall mounted central heating boiler. Arch to the conservatory.

Utility and Cloakroom

having a double glazed window to the side, a single drainer sink unit with cupboards and space for a tumble dryer. Door to the Cloakroom: with a low level WC and wash hand basin.

Conservatory 11'11 x 10'8 (3.63m x 3.25m)

with double glazed windows and twin doors to the rear garden.

First Floor Landing

having access to the loft and doors to:

Bedroom One 16'9 x 10'1 (5.11m x 3.07m)

with a double glazed window to the front, panel radiator, television point, built in double wardrobe and airing cupboard housing a foam lagged cylinder and shelving. Door to the En Suite: having an obscure double glazed window to the side, panel radiator, low level WC, pedestal wash hand basin and tiled shower with glass door.

Bedroom Two 10'1 x 9'6 (3.07m x 2.90m)

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

Bedroom Three 11'11 x 8'2 (3.63m x 2.49m)

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

Bedroom Four 9'6 x 6'7 (2.90m x 2.01m)

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

Family Bathroom

having an obscure double glazed window to the rear and a modern white suite comprising of low level WC, a pedestal wash basin and a panel bath. The room is complemented by stylish wall tiling and a wall mounted heated towel rail.

Outside

The front of the property enjoys a brick paved driveway that provides off road parking and has an area of lawn to the side. A gated side access leads to: An enclosed rear garden which has a wide paved terrace along the rear of the property and an area of lawn edged by flower borders.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

