



Leggett & James

The Vale of Evesham Property Experts



58 Lichfield Avenue

Evesham, Worcestershire, WR11 3EA

£375,000



This handsome detached property is set in a well regarded road and enjoys an enviable established southerly facing rear garden. The well appointed accommodation has much to offer including a living room, dining room and a conservatory.

There is also a modern refitted kitchen with a walk in pantry, a ground floor shower room and an updated family bathroom.

Outside there is plenty of off road parking set on a brick paved driveway set to the front, a detached garage along with the fantastic rear garden space.

Viewing of this excellent prospect is advised to appreciate all that this property has to enjoy.



Standing under an open porch, the upvc double glazed front door opens to:

Reception Hall

with a panel radiator, stairs to the first floor and doors to:

Dining Room 14'1 x 10'5 (4.29m x 3.18m)

with a double glazed window to the front, a panel radiator, a coal effect gas fire set into a decorative surround and a stunning polished wood block floor.

Living Room 13'1 x 10'5 (3.99m x 3.18m)

having double glazed sliding doors opening to the conservatory, a panel radiator, television aerial point and a coal effect gas fire set in a decorative surround.

Conservatory 13'10 x 12'7 (4.22m x 3.84m)

this excellent addition to the property enjoys a fine view over the rear garden, with double glazed windows and doors, two panel radiators and a ceramic tiled floor.

Kitchen

with a double glazed window to the side, inset ceiling spotlighting, a panel radiator, telephone point and a useful walk in pantry cupboard. The well equipped kitchen and been refitted with a modern range of cupboards, drawers and work surfaces, along with an acrylic sink and mixer tap. The four ring electric cooker hob has an extractor hood above and oven below. There is also an array of integral appliances including a microwave, dishwasher, fridge and washing machine. Door to:

Rear Hall

having an obscure double glazed door that opens to the driveway and a further door to:

Shower Room

with an obscure double glazed window to the rear, a chrome heated towel rail and fitted with a stylish modern suite comprising a low level WC, a wash basin and a walk in shower enclosure with sliding glass doors and a Bristan electric shower.

First Floor Landing

with access to the loft space via a pull down loft ladder, enjoying floor boarding and two double glazed skylight windows to the rear.

Doors open to:

Bedroom One 14'2 x 10'5 (4.32m x 3.18m)

having two double glazed windows to the front, two panel radiators and a telephone point.

Bedroom Two 12' x 10'3 (3.66m x 3.12m)

with a double glazed window to the rear, a panel radiator, wall mounted central heating timer controls and an Airing Cupboard, housing a foam lagged immersion heater.

Bedroom Three 9'4 x 7'2 (2.84m x 2.18m)

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

Bathroom

with an obscure double glazed window to the front, a panel radiator and a wall mounted chrome heated towel rail. The room enjoys a stylish modern refitted suite comprising a low level WC, wash basin and a panel bath with a tiled surround and a Mira electric shower.

Outside

The front of the property is enclosed by established hedging and a five bar gate which opens to the brick paved driveway and provides plenty of off road parking. There is also access to a Detached Garage: 14'9 x 11'3 with an electric up and over door, power and lighting. There is also the benefit of twin double glazed doors which open out to the rear garden.

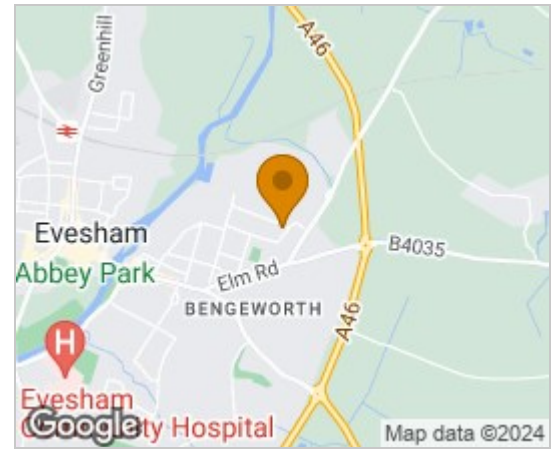
The rear garden is a particular feature of the property, with its enviable southerly facing aspect and established landscaping. The lawn is surrounded by delightful well maintained borders that are stocked with varieties of plants, trees and shrubs. At the rear of the property there is a wide paved patio which creates an idea outdoor entertaining space.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

