



Leggett & James

The Vale of Evesham Property Experts



25 Simon De Montfort Drive

Evesham, Worcestershire, WR11 4NR

Offers Over £500,000



Set in a much sought after cul de sac within a generous corner plot, this well maintained property has much to offer and enjoys a flexible floorplan with a ground floor bedroom and shower room and two first floor double bedrooms.

There is a living room, dining room, a kitchen breakfast room and utility, whilst outside offers plenty of brick paved parking, a tandem garage and delightful mature gardens to the front, side and rear.

The property is available with no onward chain and viewing is recommended to appreciate the location and all that is on offer.



Entrance Hall

twin double glazed doors open into an enclosed porch with a decorative tiled floor and a further double glazed door that opens to:

Reception Hall

offering a grand hallway with a galleried landing above, panel radiator and a useful built in coat cupboard. Stairs rise to the first floor and doors lead off to:

Living Room 19'9" x 11'9" (6.02m x 3.58m)

having a double glazed window to the front, a panel radiator, TV aerial point and a feature stone style fireplace with an inset stone laid gas fire.

Dining Room 13'9" x 8'9" (4.19m x 2.67m)

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

Ground Floor Bedroom 12'9" x 12'6" (3.89m x 3.81m)

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

Shower Room

having a an obscure double glazed window to the side, a panel radiator and fitted with a modern white suite comprising a low level WC, bidet, a wash basin and a corner shower with sliding glass doors.

Kitchen Breakfast Room 21'1" x 8'7" (6.45 x 2.64)

with a double glazed window and door to the rear garden, a panel radiator and a ceramic tiled floor. The kitchen is well equipped with a range of oak fronted cupboards and drawers, complemented by work surfaces which incorporate the sink and drainer. There is a cooker point and plumbing for a dishwasher, along with an integral fridge.

Door to:

Store Room & Cloakroom 11'1" x 8'9" (3.38m x 2.67m)

with a double glazed window and door to the side, fitted cupboards and access to the garage.

The Cloakroom has an obscure double glazed window to the rear and a low level WC.

Utility Room 8' x 5'8" (2.44m x 1.73m)

having a double glazed window to the rear, a panel radiator, plumbing for a washing machine, a sink and a wall mounted gas central heating boiler.

Galleried Landing

standing over the reception hall and having doors to:

Bedroom One 17'3" x 12'9" (5.26m x 3.89m)

having a double glazed window to the front, a panel radiator and access to eaves storage.

Bedroom Two 17'3" x 11'9" (5.26m x 3.58m)

with a double glazed window to the rear, a panel radiator and access to the loft space and eaves storage. There is also an airing cupboard with shelving and a foam lagged immersion heater.

Bathroom

having an obscure double glazed window to the rear, a panel radiator and a built in cupboard. The modern white suite comprises a low level WC, a wash basin, a shower cubicle and a panel bath with a tiled surround and a shower mixer tap.

Outside

set on a corner plot there is a generous garden edging the front and side of the property that is well stocked with a variety of established plants, trees and shrubs. A brick paved driveway provides off road parking and gives access to the Garage: with an up and over door and lighting.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

