



# Leggett & James

The Vale of Evesham Property Experts



## 12 Celandine Way

, Evesham, WR11 2LY

Asking Price £339,995



Set in a sought after cul de sac this much improved three bedroom detached house is presented to a high standard throughout. The accommodation comprises of an entrance hall, cloakroom, living room, dining room, conservatory, kitchen, utility, garage store, three bedrooms and a bathroom. Outside there is a block paved driveway that provides parking for several vehicles and an attractive enclosed rear garden.



The obscure double glazed front door opens to:

**Entrance Hall**

Having radiator, telephone point, stairs to the first floor and doors to the Cloakroom and Living Room.

**Cloakroom**

Having an obscure double glazed window to the front, radiator and a white suite comprising of a low level WC and a vanity wash hand basin with cupboard below.

**Living Room 13'10" x 13'1" (4.22m x 3.99m)**

Having a double glazed bay window to the front, radiator, television point, telephone point, gas flame effect fire set within a stone fire surround and an opening to:

**Dining Room 10'3" x 9'7" (3.12m x 2.92m)**

Having a radiator, door to kitchen and opens to:

**Conservatory 10'6" x 9'10" (3.20m x 3.00m)**

Having double glazed windows, double glazed doors to the garden, radiator, television point and an insulated roof.

**Kitchen**

This stylish kitchen has double glazed windows to the rear, a double glazed door to the garden, two radiators, spotlights and useful under stairs storage. The kitchen is fitted with a modern selection of wall and base units with worksurfaces and tiled returns. There is a single drainer sink, electric range cooker with extractor hood over, an integral fridge and a door to the:

**Utility 10'3" x 7'7" (3.12m x 2.31m)**

Fitted with a modern selection of wall and base units with worksurfaces over there are spaces for fridge freezer, fridge, washing machine and tumble dryer. There is a recently fitted 'Wocester' gas fired combination boiler in a cupboard, a radiator, access to loft space and a door to:

**Garage Store 7'7" x 5'11" (2.31m x 1.80m)**

Having an up and over door and light.

**First Floor Landing**

Having an obscure double glazed window to the side, access to loft space, door to linen cupboard and further doors to:

**Bedroom One 10'3" x 8'3" (3.12m x 2.51m)**

Having double glazed window to the front, television point, radiator and built in wardrobes.

**Bedroom Two 11'4" x 8'10" (3.45m x 2.69m)**

Having double glazed window to the rear, television point and a radiator.

**Bedroom Three 7'10" x 7'2" (2.39m x 2.18m)**

Having a double glazed window to the front, television point and a radiator.

**Bathroom**

Having an obscure double glazed window to the rear, radiator, spotlights, tiled floor and tiled walls. The recently fitted white suite comprises of a low level WC, Vanity wash hand basin with cupboard below and a panel bath with raindrop shower over it.

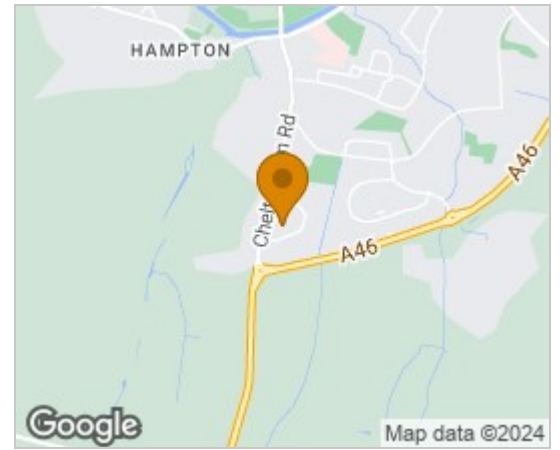
**Outside**

The front of the property is laid to block paving providing off road parking for several vehicles with some attractive planted borders. Gated pedestrian access at the side of the house leads to the Rear Garden which has been lovingly landscaped. The wide patio terrace gives ample seating space before giving way to a shaped lawn with well stocked borders that are finished with stone chippings that sweep around to another seating area.

**Referrals**

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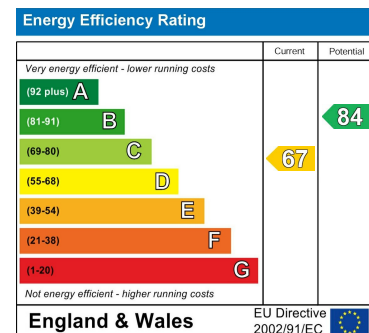
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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