



Leggett & James

The Vale of Evesham Property Experts



4 Wisteria Drive

Evesham, WR11 3GD

Asking Price £425,000



Enjoying an enviable position within the Lavender Fields development, this substantial detached family house is a fine example, having enjoyed many upgrades from the current owners, who have created a superb home. There is a delightful landscaped rear garden, off road parking and a detached garage.



The well appointed accommodation includes four bedrooms with an en suite to the master, a living room, conservatory, dining room and a kitchen breakfast room.

Extras found include feature flooring, inset spotlighting, door furniture, window blinds and kitchen fitments. Viewing of this excellent example is recommended to appreciate all that this property has to offer.

The Lavender Fields development is set on the outskirts of Evesham whilst being in a convenient position close to a renowned local school and all of the nearby amenities. The market town of Evesham sits on the banks of the river Avon and provides for schools of all ages, leisure and shopping amenities along with the art deco Regal Cinema. The Vale of Evesham is ideally placed for anyone looking to commute, as the area enjoys excellent road links and a mainline train station to London Paddington and the larger centres of Worcester, Cheltenham and Stratford upon Avon all within 15 miles.

Standing under an open canopy the multi lever front door opens to the Reception Hall: having a feature vinyl wood effect floor covering, panel radiator, inset spotlighting, stairs to the first floor with a useful walk in store cupboard and doors to:

Cloakroom

having a low level WC, wash hand basin and a panel radiator

Living Room

with a double glazed window to the front with inset 'Sanderson' flexible blinds, two television points, telephone point, two panel radiators and twin doors to the conservatory.

Dining Room

having a double glazed window to the front having inset 'Sanderson' flexible blinds and a panel radiator.

Kitchen/Breakfast

with a double glazed window to the rear, inset spotlighting and Karndean wood style flooring. The well equipped kitchen enjoys a modern range of cupboards, drawers and Corian work surfaces with a single drainer sink unit. There is an electric four ring Bosch induction hob with stainless steel splash return, extractor hood and twin oven below. There is also plumbing for a washing machine, a double glazed side access door and a further door to:

Conservatory

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

First Floor Landing

having a double glazed window to the rear, access to the loft space, panel radiator and airing cupboard with shelving and immersion heater. Doors to:

Bedroom One

with a double glazed window to the rear, panel radiator and En Suite: having an obscure double glazed window to the side, a white suite comprising a low level WC, pedestal wash hand basin and a double shower, inset spotlighting, a chrome wall mounted heated towel rail and attractive modern tiling.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

having an obscure double glazed window to the front and a white suite comprising a low level WC, pedestal wash hand basin, panel bath with electric shower over, inset spotlighting, chrome wall mounted heated towel rail and attractive modern tiling.

Outside

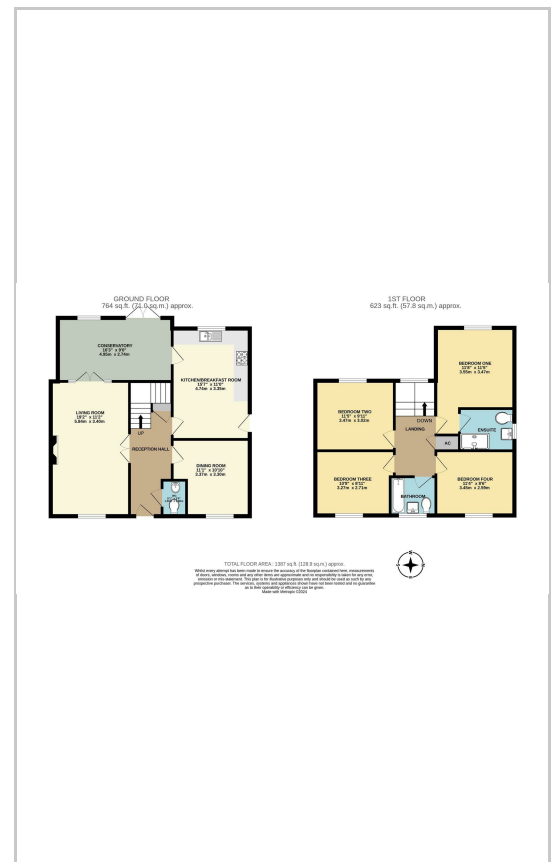
The property is set in an enviable position with the front being set behind a low established hedge. The driveway provides off road parking space and gives access to a Detached Garage: 16' x 8' with an up and over door, power and lighting. There is also a side to the garden. From the driveway a gated access opens to the rear garden.

Being a particular feature of the property and enjoying a favourable westerly facing aspect, this delightful space has been lovingly designed and planted by the current owners with a wide variety of now established plants, trees and shrubs, which are all edged with decorative stone.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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