



# Leggett & James

The Vale of Evesham Property Experts



## 11 Hazel Avenue

Evesham, Worcestershire, WR11 1XT

Offers In The Region Of £300,000



Set on a generous corner plot, this three bedroom detached house is a great example which has been well maintained and updated by the current owners, who have invested and updated the bathroom and the stylish open plan kitchen space.

The plot offers plenty of off road parking along with a garage, whilst the rear garden is a joy with it's space and feeling of privacy from the surrounding properties.

Viewing of this lovely home is highly recommended as it will not disappoint.



### Entrance Porch

with double glazed windows and door creating an enclosed entrance with the front door opening to:

### Reception Hall:

having a panel radiator, telephone point, stairs to the first floor and a door to:

### Living Room 12'0" x 14'11" (3.67 x 4.57)

with a double glazed window to the front, panel radiator, TV aerial point and a feature wall mounted electric fire. Door to:

### Open Plan Kitchen Dining Room 15'1" x 10'1" (4.62 x 3.09)

having a double glazed window and twin doors to the rear garden, this open plan room enjoys a stylish modern range of cupboards, drawers and work surfaces, with a feature enamel sink and mixer tap. The four ring gas hob has an extractor hood above and oven below, whilst there is also an integral slimline dishwasher and space for a large 'American' style fridge.

### First Floor Landing

having a double glazed window to the side, access to the loft space and an Airing Cupboard, which houses a Worcester gas combination boiler. Doors to:

### Bedroom One 12'7" x 8'6" (3.84 x 2.61)

having a double glazed window to the front, a panel radiator and a built in double wardrobe with a sliding mirror door.

### Bedroom Two 10'5" x 8'4" (3.19 x 2.55)

with a double glazed window to the rear, a panel radiator and a built in cupboard.

### Bedroom Three 9'7" x 6'5" (2.93 x 1.98)

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

### Bathroom

having an obscure double glazed window to the rear and refurbished with a modern white suite comprising a low level WC, a pedestal wash basin and a panel bath with a tiled surround, a glass splash screen and a hot water shower.

### Outside

The property is set on a generous corner plot with gardens to the front which also follow the plot around the side to the rear garden. A driveway provides off road parking for several vehicles and also gives access to the Garage: having an up and over door, power, lighting and plumbing for a washing machine. A further door opens to:

The rear garden which enjoys a favourable westerly aspect being enclosed by wood panel fencing and set out mainly to lawn, edged by a wide paved terrace and shrub borders.

### Referrals

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### Area Map



### Floor Plans



### Energy Efficiency Graph

