



# Leggett & James

The Vale of Evesham Property Experts



## 11 Drysdale Close

Wickhamford, Evesham, WR11 7RZ

Asking Price £360,000



Set within a popular village location, this large four bedroom property is set on an excellently sized plot and must be viewed in order to fully appreciate what is on offer.



An obscure double glazed front door opens to:

### Entrance Hall

having a panel radiator and stairs to the first floor

### Sitting Room

with double glazed windows to the rear and side, double glazed sliding doors to the rear, two panel radiators, television point, feature fire and archway leading into the dining room and a door to the office/playroom.

### Kitchen

having two double glazed windows to the front, a double glazed window to the side and an obscure double glazed door to the side, the kitchen is fitted with a range of wall and base units having work surfaces over, sink with drainer and mixer tap, integral dishwasher, integral washing machine, space for fridge freezer, five ring gas cooker hob, electric double oven and filter hood.

### Dining Room

With a double glazed window to the side and doors to the rear garden.

### Office/Playroom

having a window to the side and a door to the sitting room.

### First Floor Landing

with access to the loft, airing cupboard and doors to:

### Bedroom One

having a double glazed window to the rear, panel radiator, access to own loft and door to:

### En Suite

with an obscure double glazed window to the front, heated towel rail, shower cubicle, low level WC, pedestal wash hand basin and panel bath.

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

having an obscure double glazed window to the front, panel radiator and a white suite comprising a low level WC, pedestal wash hand basin, panel bath with shower over.

### Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

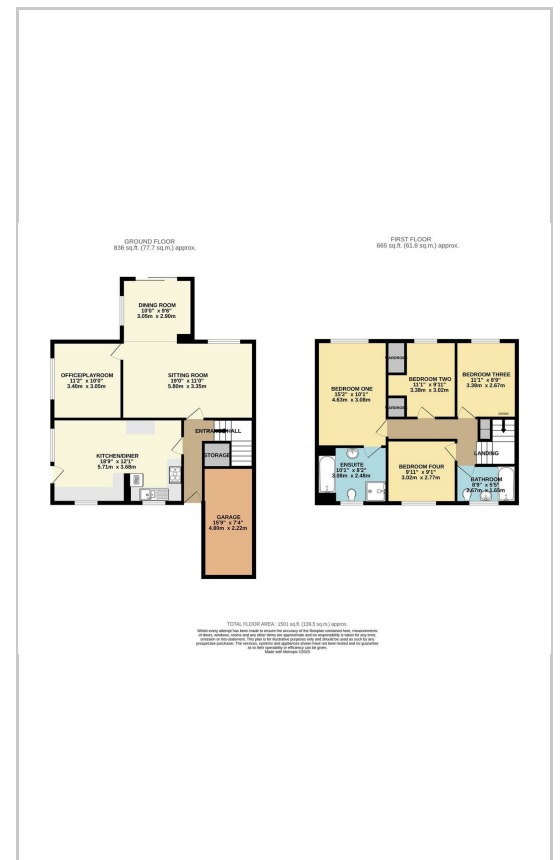
### Outside

Large enclosed garden with an area laid to lawn, patio area and side gated vehicular access to the garden.

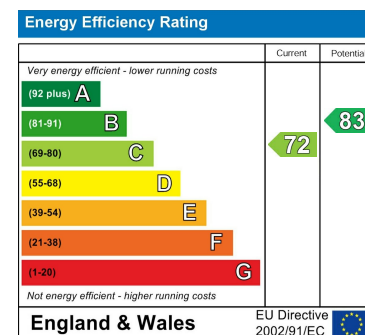
## Area Map



## Floor Plans



## Energy Efficiency Graph



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