



# Leggett & James

The Vale of Evesham Property Experts



## 8 Coldicott Gardens

Evesham, Worcestershire, WR11 2JW

Offers In The Region Of £575,000



A handsome detached family home enjoying its own space within a cul de sac location. The well appointed accommodation enjoys a living room with a feature inglenook style fireplace, a dining room, study and a stylish modern kitchen with utility.

There are also four bedrooms with an ensuite to the master, a cloakroom and family bathroom. Outside offers plenty of parking to the front, a double garage and a superb enclosed rear garden with a favourable westerly aspect.



### Entrance Porch

with a double glazed front door, a quarry tiled floor, lighting and a further multi lever door opening to:

### Reception Hall

having a feature decorative wood style floor covering, a panel radiator, telephone point, stairs to the first floor and doors to:

### Living Room 16'3" x 12'9" (4.96 x 3.89)

with a double glazed bay window to the front, a panel radiator, wall light points, TV aerial point, a decorative wood style flooring and a feature brick inglenook fireplace with an inset gas log effect stove which has double glazed windows.

### Dining Room 9'10" x 10'0" (3'89 x 3.07)

having a double glazed door opening to the rear garden, decorative wood style floor covering and a panel radiator.

### Study 8'10" x 8'5" (2.70 x 2.57)

with a double glazed window to the rear, panel radiator and a decorative wood style flooring.

### Cloakroom

having a modern white suite comprising a low level WC, vanity wash basin with cupboards below and a wall mounted heated towel rail.

### Kitchen 12'11" x 8'10" (3.96 x 2.70)

with a double glazed window to the rear, a wood style floor covering and inset spotlighting. The kitchen enjoys a range of cupboards, drawers and work surfaces which includes space for a range style cooker with an extractor hood above. There is also a single drainer sink with mixer tap along with spaces for a fridge, freezer and dishwasher. Door to:

### Utility Room 8'9" x 5'4" (2.68 x 1.64)

having an obscure double glazed door to the rear garden, a wood style flooring, fitted cupboards, work surface and an inset sink. There is also plumbing for a washing machine and a wall mounted gas central heating boiler. Door to the Garage.

### First Floor Landing

with a double glazed window to the front, panel radiator, access to the loft and a walk in Airing Cupboard with shelving and a foam lagged immersion heater.

### Bedroom One 12'9" x 11'7" (3.90 x 3.55)

with a double glazed window to the front, wood effect flooring, a panel radiator and fitted double wardrobe. Door to the Ensuite: with an obscure double glazed window to the side and fitted with a modern white suite comprising a low level WC, vanity wash basin and a panel bath. There is also a wall mounted heated towel rail.

### Bedroom Two 12'1" x 10'1" (3.70 x 3.08)

with a double glazed window to the rear, panel radiator, wood effect floor covering and a built in wardrobe.

### Bedroom Three 11'0" x 10'2" (3.36 x 3.11)

having a double glazed window to the rear, panel radiator, wood style floor covering and fitted wardrobes, drawers and cupboards.

### Bedroom Four

with a double glazed window to the front, panel radiator, a wood effect floor and a fitted wardrobe and cupboard.

### Bathroom

having an obscure double glazed window to the rear, panel radiator and a white suite comprising a low level WC, vanity wash basin and a panel bath. There is also a tiled shower cubicle with a glass door and a hot water shower.

### Outside

the front of the property enjoys plenty of parking space all enclosed by mature hedging and shrubs. The drive also gives access to the Double Garage: 4.27 x 2.44 + 4.73 x 2.36 with two up and over doors, power and lighting. A door opens to an area that has been hived off to create a useful store. From here a door opens to the Utility Room.

At the rear of the house is a delightful mature garden space that enjoys a favourable westerly aspect and finds an area of lawn edged by well stocked borders and a paved patio terrace. There is also outside power and water supply. A gate to the side gives access to the front.

### Referrals

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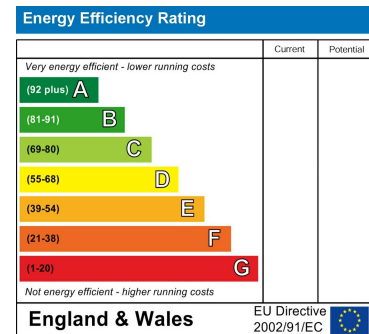
## Area Map



## Floor Plans



## Energy Efficiency Graph



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