



# Leggett & James

The Vale of Evesham Property Experts



## 3 The Quarry

Blackminster, Evesham, WR11 7YT

Asking Price £280,000



Welcome to this charming property located in the sought-after area of Blackminster, Evesham. This modern end-terrace house boasts three bedrooms and two bathrooms, making it an ideal home for families or those looking for extra space.



Standing under an open canopy porch the front door opens to:

### Reception Hall

having inset spotlights, a panel radiator, stairs to the first floor and doors to:

### Cloakroom

with an obscure double glazed window to the front, panel radiator and a white low level WC with a pedestal wash hand basin.

### Kitchen 10'4" x 8'0" (3.15 x 2.44)

having a double glazed window to the front, panel radiator and inset ceiling spotlights. The stylish well equipped kitchen enjoys a range of cupboards, drawers and work surfaces with a single drainer sink unit and a four ring gas cooker hob with stainless steel extractor hood and twin oven below. The work surfaces are complemented by tiled returns whilst there is an integral dishwasher, plumbing for a washing machine and an integral fridge/freezer. The 'Ideal' wall mounted gas combination boiler is in a concealed cupboard.

### Living Dining Room 14'2" x 11'5" (4.34 x 3.48)

with double glazed twin doors opening to the rear garden, panel radiator, television point and a useful built in cupboard.

### First Floor Landing:

having a built in store cupboard, access to the loft and doors to:

### Bedroom One 10'2" x 8'2" (3.12 x 2.49)

with a double glazed window to the front, panel radiator and an En-Suite: with inset spotlights and a white suite comprising of a low level WC, pedestal wash hand basin and a shower enclosure with folding glass door.

### Bedroom Two 9'8" x 8'2" (2.97 x 2.49)

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

### Bedroom Three 7'10" x 6'3" (2.41 x 1.93)

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

### Bathroom

having an obscure double glazed window to the front, panel radiator and a white suite comprising of a pedestal wash hand basin, low level WC and a panel bath. There is also inset spotlighting and an electric light with shaver point.

### Outside

the front of the property is set out to parking along with a driveway to the side of the property. A gated side access opens to the rear garden, which enjoys a pleasing rural aspect with a lawn enclosed by wood panel fencing and a wide paved terrace that runs along the rear of the house.

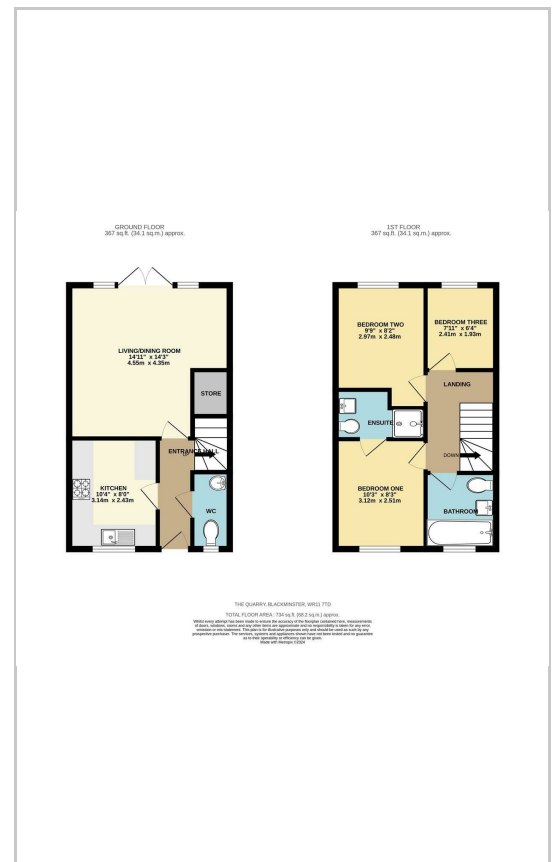
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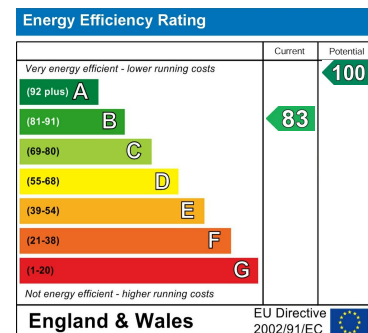
## Area Map



## Floor Plans



## Energy Efficiency Graph



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