



Leggett & James

The Vale of Evesham Property Experts



8 Honeysuckle Close

, Evesham, WR11 2AJ

Asking Price £325,000



Nestled in the charming Honeysuckle Close, Evesham, this delightful detached family home is a true gem waiting to be discovered. Built in the early 90's, this property boasts a perfect blend of modern comfort and timeless elegance.

As you step inside, you are greeted by two inviting reception rooms, offering ample space for entertaining guests or simply unwinding after a long day. The modern kitchen leads to a utility room and cloakroom adding a practical touch to this already impressive home, making daily tasks a breeze. With three cosy bedrooms and two bathrooms, there is plenty of room for the whole family to relax and recharge.

One of the standout features of this property is the attractive garden with a southerly aspect, perfect for enjoying sunny days and al fresco dining. The addition of a conservatory brings the outdoors in, creating a tranquil space to enjoy your morning coffee or curl up with a good book.

Convenience is key with a garage and parking available for several vehicles, ensuring you never have to worry about finding a spot.



The front door, with obscure double glazed inset panel, sits under a canopy porch and opens to:

Entrance Hall

Having a laminate floor, radiator, telephone point stairs to first floor and door to:

Living Room 13'5 x 13'4 (4.09m x 4.06m)

Having a double glazed window to the front, radiator, gas feature fire, under stairs storage cupboard, television point, door to kitchen and opening to:

Dining Room 9'2 x 7'8 (2.79m x 2.34m)

Having radiator and double glazed doors to:

Conservatory 7'8 x 7'6 (2.34m x 2.29m)

Having double glazed windows to the side and rear, obscure double glazed windows to one side, double glazed doors to the garden and a tiled floor.

Kitchen 12'3 x 9'1 (3.73m x 2.77m)

Having a double glazed window to the rear and a selection of wall and base units with work surfaces and tiled returns. There is a single drainer sink, cooker point with extractor hood over, space for a fridge freezer and dish washer and a breakfast bar with radiator under. A door opens to:

Utility Room

Having an obscure double glazed door to the side, space for a washing machine and tumble dryer with work surface over, tiled returns and wall unit above. there is a wall mounted gas fired 'Worcester' combination boiler, a radiator and a door to:

Cloakroom

Having an obscure double glazed window to the rear, a low level WC, vanity wash hand basin with cupboards below and a radiator.

First Floor Landing

Having access to loft space, a door to a linen cupboard, a radiator and doors to:

Bedroom One 9'4 x 8'9 (2.84m x 2.67m)

Having a double glazed window to the front, a radiator, built in double wardrobe and a door to:

En Suite

With an obscure double glazed window to the side, a radiator/towel rail, dual flush low level WC, vanity wash hand basin with cupboards below, shower cubicle, tiled floor and an extractor fan.

Bedroom Two 10'2 x 8'8 (3.10m x 2.64m)

Having a double glazed window to the rear, laminate floor and a radiator.

Bedroom Three 7'5 x 6'0 (2.26m x 1.83m)

Having a double glazed window to the front, laminate floor, radiator and an over stairs wardrobe.

Bathroom

Having an obscure double glazed window to the rear, extractor fan, radiator, low level WC, vanity wash hand basin with cupboards below and a panel bath with bath/shower mixer.

Outside

The front garden has a gravelled area that provides additional off road parking space with a well stocked wide border. The tarmac driveway provides off road parking and gives access to the Garage: 17'6 x 8'9 (5.33m x 2.67m) with an electric roller door, power, light, access to loft space and a door to the side.

The attractive rear garden offers a pleasing southerly aspect with a paved seating area that benefits from a wind out sun awning, whilst the shaped lawn has well established borders with a timber summer house providing a tranquil spot to escape the rigours of the day. There is a path to the side of the property with gated pedestrian access to the driveway.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

