



# Leggett & James

The Vale of Evesham Property Experts



## 6 Croft Road

Evesham, Worcestershire, WR11 4NE

Offers Over £625,000



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Presenting an exquisite four-bedroom detached period property located on the picturesque Croft Road in the highly sought-after area of Greenhill, Evesham. This charming home offers a blend of historical elegance and modern upgrades, making it an ideal residence for families and discerning buyers.

#### Property Features:

**Prime Location:** Situated in the prestigious area of Greenhill, this property is within the catchment area for the renowned Prince Henry's High School, ensuring excellent educational opportunities for your children.

**Bedrooms:** Four spacious bedrooms provide comfortable living space for the entire family or visiting guests.

**Modern Bathroom:** The upstairs bathroom has been stylishly fitted within the last two years, offering contemporary amenities while maintaining the period character of the home.

**Recent Upgrades:** The property benefits from brand new guttering installed throughout in the last two years, enhancing both the functionality and exterior appeal.

#### Stunning Interior Details:

A substantial oak banister stretches along the hallway and landing, adding a touch of sophistication and craftsmanship.

Period glazing throughout the property allows beautiful dappled light to filter through the windows, creating a warm and inviting ambiance, as well as

maintaining insulation and noise pollution benefits.

A captivating circular stained glass window on the staircase serves as a unique and elegant feature, adding to the home's character.

**Living Areas:** The spacious and well-appointed living areas are perfect for both relaxing and entertaining. High ceilings and original features blend seamlessly with modern touches, offering a perfect balance of charm and convenience.

**Exterior:** The detached nature of the property ensures privacy and tranquillity. The exterior maintains its period charm while benefiting from recent enhancements, including new guttering.

This exceptional property is a rare find, offering the perfect combination of historical beauty and contemporary comfort. Don't miss the opportunity to make this stunning period property your new home.

Full property details below.

A storm porch leads to a glazed door that opens to:

#### Entrance Hall

having a stained glass window to the front, panel radiator and stairs to the first floor.

#### Sitting Room

having a bay window to the front and 'French' doors to the rear, television point and a multi fuel burner.

#### Conservatory

benefitting from brick built construction and having double glazed windows and French doors to the side.

#### Kitchen

with windows to the front and side, the kitchen is fitted

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with a range of wall and base units having work surfaces over, sink with drainer, integral fridge freezer, integral dishwasher, space for a fridge freezer, tiled floor and radiator.

### Utility

having a window to the rear and side and a glazed door. There is also space and plumbing for a washing machine.

### Shower Room

with a window to the side, pedestal wash hand basin, low-level WC and shower cubicle.

### Dining Room

with a bay window to the rear and a panel radiator.

### First Floor Landing

with a glazed window to the front and access to the loft. Doors lead off to:

### Bedroom One

having a wood frame double glazed bay window to the rear, panel radiator and wash hand basin.

### Bedroom Two

with a wood frame double glazed window to the rear, panel radiator and wardrobe.

### Bedroom Three

having a window with adjustable secondary glazing to the front and a panel radiator.

### Bedroom Four

with a wood frame double glazed window to the rear, a double glazed window to the side, panel radiator and wardrobe.

### Study

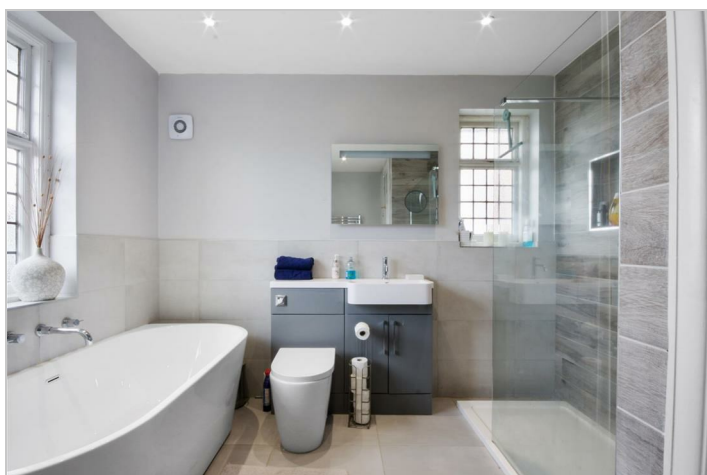
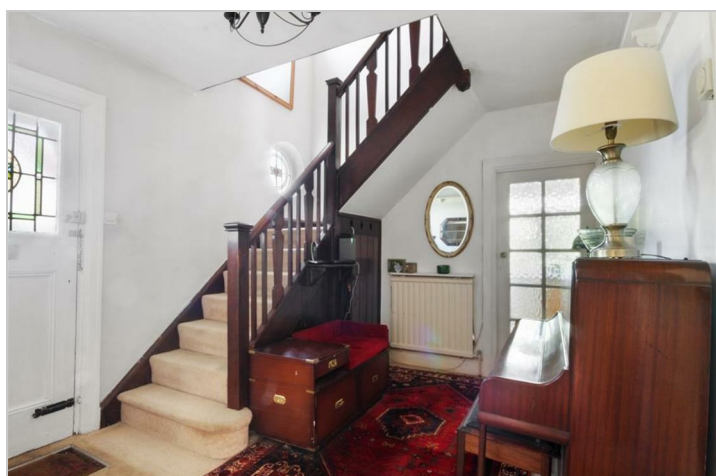
with a window to the front and panel radiator.

### Bathroom

having a window to the front and side, heated towel rail, extractor fan, low level WC, wash hand basin in vanity, panel bath, double shower, spotlights and tiled flooring.

### Outside

To the front of the property are two openings providing access onto the wide driveway, boasting ample parking for a number of vehicles. Established shrubs border both the sides and there is coverage to the front providing additional privacy. Wide gated access extends the drive into the rear garden, providing additional parking and leads to a wood built garage. The enclosed rear garden itself is well stocked with mature trees and bushes, a large area laid to lawn and a patio area.



## Road Map



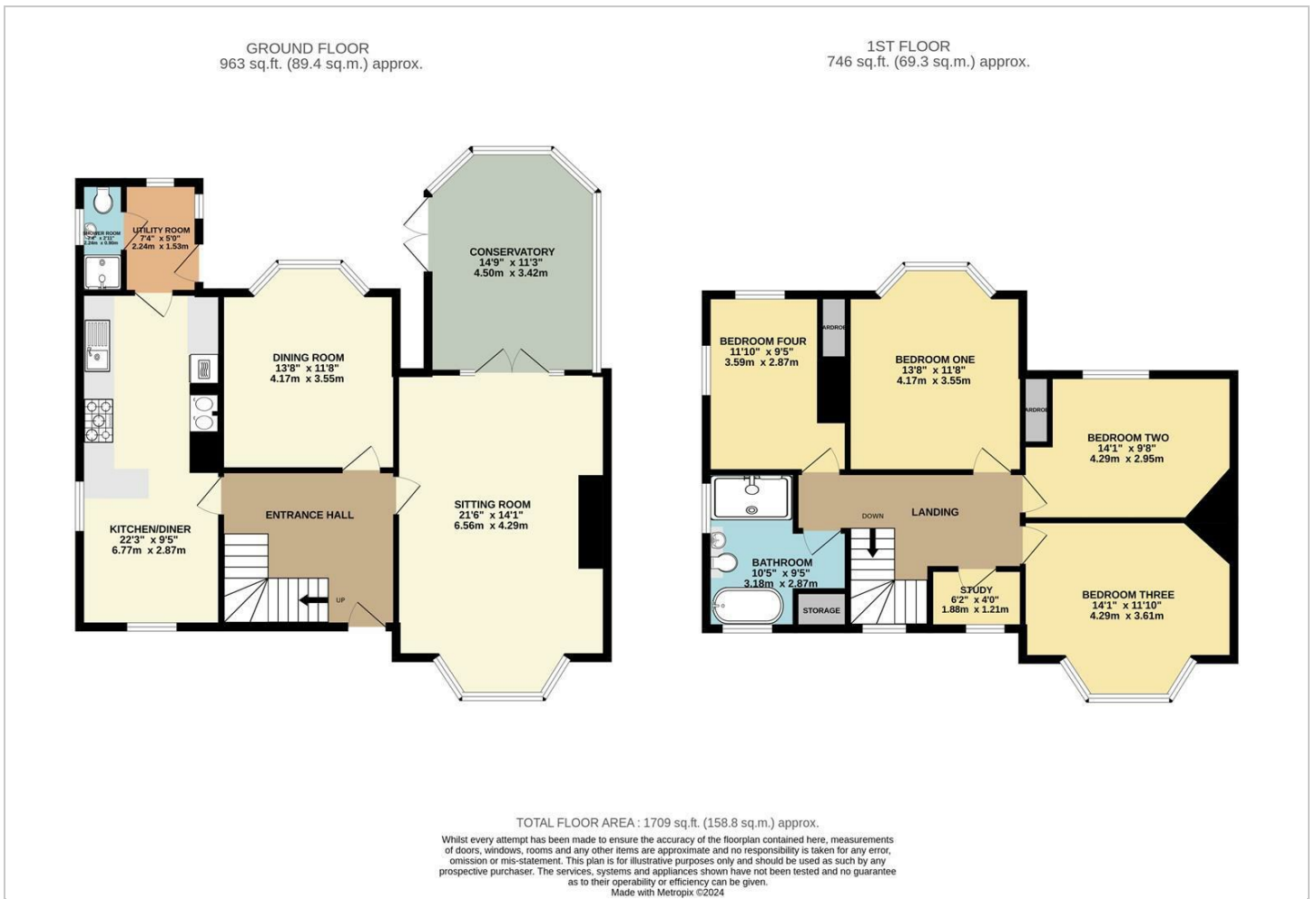
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Evesham Office on 01386 761241 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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