



Leggett & James

The Vale of Evesham Property Experts



3 Cleeve Road

Middle Littleton, Evesham, WR11 8JT

Offers Over £400,000



Welcome to this charming semi-detached house located on Cleeve Road in the picturesque village of Middle Littleton, Evesham. This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

The house features a well-maintained bathroom, ensuring your comfort and convenience. Additionally, the property offers parking space for several vehicles, making coming home after a long day out a breeze.

Nestled in a tranquil neighbourhood, this house provides a peaceful retreat from the hustle and bustle of city life. Imagine enjoying your morning coffee in the lovely garden or taking a leisurely stroll through the fields with the National Trusts Tithe Barn as a backdrop.

Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.



Entering the property through a security-approved oak-effect Rockdoor with an obscured double-glazed window, the entrance has a thermostat controlled double-panel radiator and two hand-made solid oak doors leading into further rooms. An engineered oak floor continues into the living room. Stairs lead to the first floor.

Living Room

With an imposing exposed brick fireplace with solid oak beam mantelpiece in which sits a Little Thurlow log burner on Welsh slate. Two A-rated double-glazed windows to the front, each with a thermostat controlled double-panel radiator beneath, television and telephone points. An engineered oak floor and further hand-made solid oak door leads into the kitchen dining room.

Kitchen Diner

The open plan space is a key feature to the layout of the house. The stylish expanse of fitted floor and wall units, glass splashbacks and spot lighting are complimented with solid oak and granite worktops, the focal point of which is a large island that contains a Belfast sink, a wine chiller, washing machine, dishwasher, pop-up gang plug and a thermostat controlled double-panel tower radiator. A hand-made solid oak door opens into the utility cupboard that houses the Worcester Bosch Greenstar 38CDi Classic combination boiler. The Kardean oak-effect parquet floor continues into the modern conservatory extension that houses the dining area.

The dwarf-walled conservatory extension has three A-rated double-glazed roof panels with fitted blinds that stream light in from a garden that is open to the sun on three sides. Further A-rated double-glazed windows with fitted blinds run the entire length of two sides of the room, with double-width bi-fold doors with fitted blinds opening onto a patio area. A thermostat controlled double-panel tower radiator sits at each end of the room.

Ground Floor Bathroom

The walls and underheated floor are adorned with Italian marble. The heat-retaining Carronite bath houses the shower unit, with adjacent matching floating Carronite sink and close-coupled WC. Obscure window to rear aspect, extractor fan and a thermostat controlled double-panel radiator.

First Floor Landing

Having a double glazed window to the side aspect and hand-made solid oak doors leading off. Access to Boarded attic with light fitting and electrical points.

Master Bedroom

Two A-rated double-glazed windows to the front aspect with thermostat controlled double-panel radiators under each, walk-in storage cupboard.

Bedroom Two

A-rated double-glazed window to the rear aspect with thermostat controlled double-panel radiator underneath. Stunning views of the Broadway Hills.

Bedroom Three

A-rated double-glazed window to the rear aspect with thermostat controlled double-panel radiator underneath. Stunning views of the Broadway Hills. (Currently used as a home office)

Outside

The property has off road parking to the front with security light. Access to the rear is through a solid-wood six-foot-high gate that leads to the patio with views onto the 100-metre-long garden and Broadway Hills. The first third of the garden is a mixture of lawn and gravel with four Oak raised beds and marine grade pole lighting. Walking down the garden, the remainder is lawned and contains a shed and fenced chicken run. There are also outside taps and power points. The boundary of the rear garden is shared with land owned by the National Trust on which horses, sheep and cows graze and a 13th century tithe barn is located. A rear gate gives access to fields, walks and to the local pub.

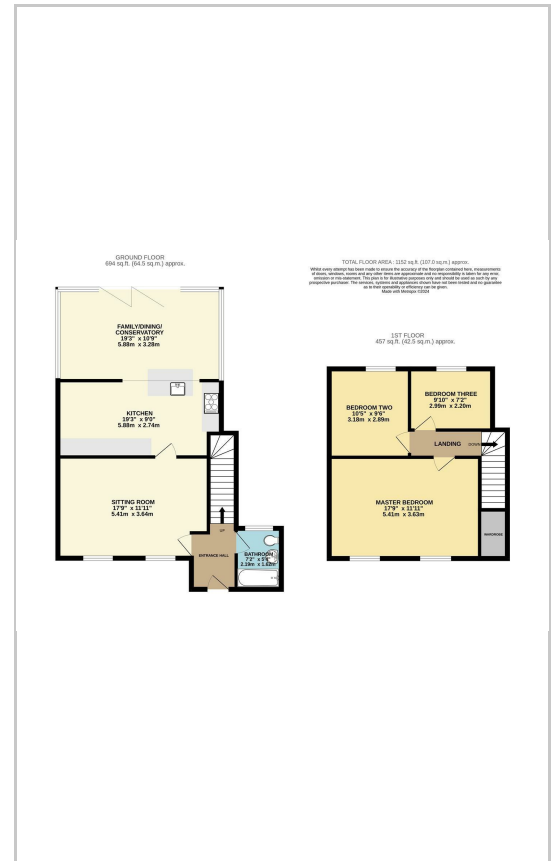
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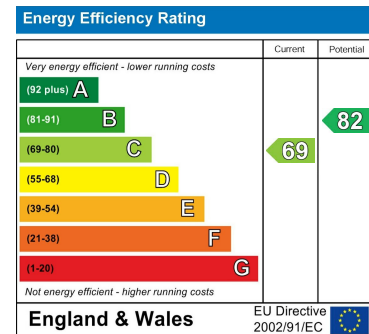
Area Map



Floor Plans



Energy Efficiency Graph



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