



# Leggett & James

The Vale of Evesham Property Experts



## Merriott Cottons Lane

Ashton-Under-Hill, Evesham, WR11 7SS

Asking Price £510,000



Welcome to this charming detached bungalow located on Cottons Lane in the sought-after village of Ashton-Under-Hill, Evesham. This property boasts two reception rooms, three bedrooms, and a family bathroom, offering ample space for comfortable living.

The property also features parking space for up to four vehicles, ensuring convenience for you and your guests.

One of the highlights of this property is its beautiful established garden, providing a tranquil outdoor space where you can relax and unwind amidst nature's beauty. Whether you have a green thumb or simply enjoy spending time outdoors, this garden is sure to be a delightful retreat.

Don't miss the opportunity to make this lovely bungalow your new home. With its desirable location, ample living space, and picturesque garden, this property offers a wonderful opportunity for you to create a cosy and inviting living space in the heart of Ashton-Under-Hill.





An obscure double glazed front door with obscure double glazed window opens to:

**Entrance Hall**

having a panel radiator and doors leading off.

**Cloakroom**

with an obscure double glazed window to the front, wash hand basin, low level WC and extractor fan.

**Sitting Room**

having a double glazed window to the side, double glazed sliding doors to the rear, panel radiator and television point.

**Kitchen**

with a double glazed window to the rear, an obscure double glazed door to the side, a range of wall and base units with work surfaces over, a one and a half bowl sink with drainer and mixer tap, spotlights, tiled splashback, space for a fridge freezer, space for a dishwasher, tiled floor, space for a cooker and panel radiator.

**Utility**

having glazed windows to the front, side and rear, a glazed door to the front, a range of base units with work surface over and space and plumbing for a washing machine.

**Conservatory**

being of brick construction and having double glazed windows to the rear and side and a panel radiator.

**Bedroom One**

with a double glazed window to the front, panel radiator and fitted double wardrobe.

**Bedroom Two**

having a double glazed window to the side, panel radiator and fitted double wardrobe.

**Bedroom Three**

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

**Bathroom**

having an obscure double glazed window to the side, heated towel rail, tiled floor and a white suite comprising a low level WC, pedestal wash hand basin and panel bath with shower over.

**Outside**

To the front of the property is a large mature front garden benefitting from an area laid to lawn along with established trees and shrubs. A large gravelled drive provides ample off road parking and gives access to the garage and rear garden.

The beautiful rear garden is a real feature of the property. It benefits from a large area laid to lawn and a patio area along with established trees, shrubs and borders.

**Referrals**

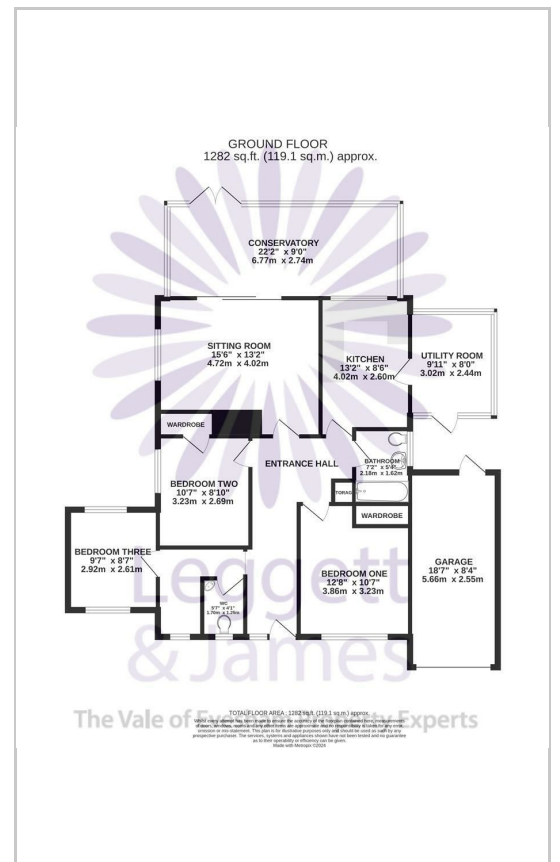
We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

