



# Leggett & James

The Vale of Evesham Property Experts



## 31 Cornflower Drive

Evesham, Worcs, WR11 3ES

Asking Price £410,000



Set in a pleasant corner plot, this handsome detached property offers all that would be expected to create a modern family home.

The property enjoys four bedrooms with an ensuite to the master, a living room, separate family room, cloakroom and a well equipped kitchen dining space.

Outside there is parking for a number of vehicles, a single garage and plenty of garden space to the front, side and rear of the property.



### Reception Hall

A multi lever double glazed front door stands under a canopy and opens into the reception hall, which enjoys a wood style floor covering, a panel radiator, stairs to the first floor with a useful cupboard below and doors leading off:

### Cloakroom

with a wood style floor covering, panel radiator and a white suite comprising a low level WC and wash basin.

### Living Room

having a double glazed window to the front and double glazed twin doors that open to the rear garden, two panel radiators, a TV aerial point, a wood style floor covering and twin doors that open into the reception hall.

### Family Room

with double glazed windows to the front and side, a panel radiator and a wood style floor covering.

### Kitchen Diner

having a double glazed window overlooking the rear garden and two multi lever double glazed doors which open to the rear garden and the side entry.

The kitchen space is well equipped with modern range of cupboards, drawers and work surfaces, a four ring gas cooker hob with an extractor hob above and oven below, a single drainer sink and integral appliances which include a fridge, freezer, washing machine and a dishwasher (currently not working). There is also a wall mounted gas central heating boiler which is concealed behind a matching cupboard door.

### First Landing

with a panel radiator, access to the loft space and an Airing Cupboard, which houses the immersion heater and shelving.

Doors to:

### Bedroom One

with double glazed windows to the rear, a panel radiator and TV aerial point. Door to: Ensuite having an obscure double glazed window to the side, a panel radiator and fitted with a modern white suite comprising a low level WC, a wash basin and a walk in double shower enclosure, all complimented by decorative tiling.

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

having double glazed windows to the front and side along with a panel radiator.

### Family Bathroom

with an obscure double glazed window to the front, a panel radiator and fitted with a modern white suite comprising a low level WC, a pedestal wash basin and a panel bath all complimented by decorative tiling.

### Outside

Being set in a corner plot, the property enjoys extensive space to the front and side which provides lawned garden space, along with off road parking for additional vehicles. A driveway to the side of the house offers further parking and gives access to the Garage: 16' x 8' having an up and over door. A gate opens to:

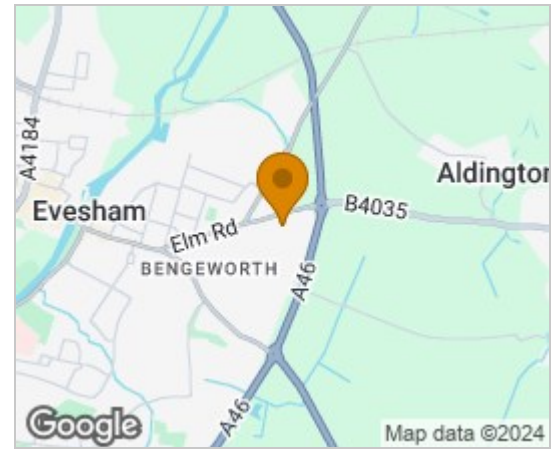
The rear garden is enclosed by fencing a brick walls, laid out to lawn with a paved patio and edged by established shrubs.

### Referrals

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## Area Map



## Floor Plans



## Energy Efficiency Graph

