



Leggett & James

The Vale of Evesham Property Experts



30 Sunset Way

Evesham, Worcestershire, WR11 3JX

Asking Price £279,950

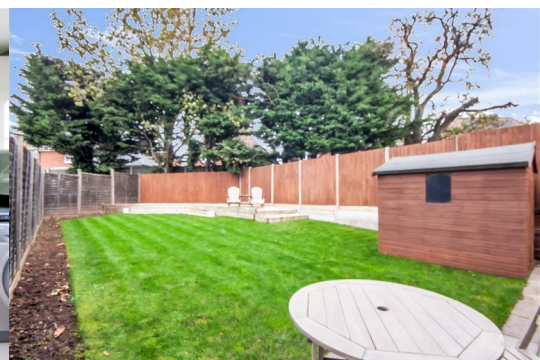


Set in a pleasant plot overlooking an area of greenspace and enjoying a degree of privacy within the development, this three bedroom semi detached house is offered in excellent condition by the current owners.

The well appointed accommodation enjoys three bedrooms including an ensuite to the master, a living room, cloakroom and a stylish modern kitchen.

Outside there is a driveway providing parking for several vehicles and a generous enclosed rear garden.

Viewing of this fine example is recommended to appreciate all that is on offer.



Entrance Hall

Standing under an open canopy porch, the multi lever double glazed door opens to the entrance hall, which has a feature polished tile floor, a useful built in cupboard, stairs to the first floor and doors to:

Cloakroom

with a double glazed window to the front, a polished tile floor, panel radiator and a white low level WC with a matching wash basin.

Kitchen 12'1 x 7'6 (3.68m x 2.29m)

having a double glazed window to the front, a polished tile floor and fitted with a modern range of gloss cupboards and drawers, work surfaces and a single drainer sink unit. An electric cooker hob has an extractor hood above with a raised twin oven set close by.

Living Room 14'11 x 14'6 (4.55m x 4.42m)

enjoying twin double glazed doors opening to the rear garden, a useful built in store cupboard, two panel radiators and a TV connection.

First Floor Landing

with access to the loft space and doors to:

Bedroom One 11'11 x 8'5 (3.63m x 2.57m)

having a double glazed window to the rear, a panel radiator, television point and a door to Ensuite: enjoying a modern white suite comprising a low level WC, a pedestal wash basin and a walk in shower enclosure with glass door.

Bedroom Two 10'1 x 8'5 (3.07m x 2.57m)

having a double glazed window to the front, television point and a panel radiator.

Bedroom Three 8'9 x 6'2 (2.67m x 1.88m)

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

Bathroom

with an obscure double glazed window to the front and fitted with a modern white suite comprising a low level WC, a pedestal wash basin and a panel bath which enjoys a decorative tiles surround, a glass splash screen and an 'Aqualisa' electric shower.

Outside

The property enjoys a pleasant plot with an area of lawn to the front and a driveway which runs along the side of the house to create parking for several vehicles and a gate leading to the rear garden.

At the rear is a generous enclosed garden which is set out mainly to lawn, along with a paved patio space ideal for outdoor entertainment.

Referrals

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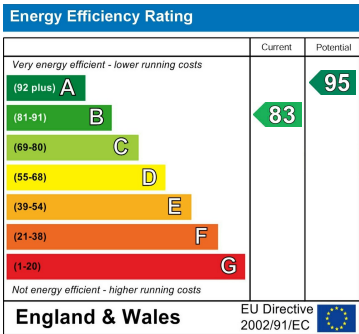
Area Map



Floor Plans



Energy Efficiency Graph



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