



# Leggett & James

The Vale of Evesham Property Experts



## Durcott Lane

Evesham, WR11 1BL

Asking Price £460,000



This modern, four bedroom detached bungalow enjoys a tucked away position, ideally located close to all local amenities.



An open porch leads to the obscure double glazed front door, with matching obscure double glazed side panel opening to:

Entrance Hall

with laminate flooring, underfloor heating, spotlights, access to the loft space and doors to:

Study

having a double glazed window to the front, underfloor heating, spotlights and television point.

Sitting Room

with double glazed sliding doors to the front, underfloor heating, spotlights, television point, telephone point and a stone fireplace with a wood burning stove. Opening to:

Kitchen/Breakfast

having a double glazed window to the rear, underfloor heating and spotlights. The kitchen is fitted with a selection of wall and base units with 'Quartz' work surfaces and tiled returns. There is a one and a half bowl ceramic sink, built in electric double oven with Neff induction hob and extractor hood over, integrated fridge freezer, integral dishwasher and integral washing machine. Double glazed doors open to:

Conservatory

having double glazed windows and double glazed doors to the garden, wall lights, power and a wall mounted electric heater.

Bedroom One

with a double glazed window to the front, built in wardrobe, electric heater, spotlights and television point.

Bedroom Two

with a double glazed window to the rear, underfloor heating, spotlights, television point and a door to the:

Ensuite

having an obscure double glazed window to the rear, chrome radiator/towel, extractor fan, spotlights, light up mirror and a white suite comprising of a low level WC, pedestal wash hand basin and a shower cubicle with mains shower.

Bedroom Three

with an obscure double glazed window to the rear and a Velux roof light.

Bedroom Four

with a double glazed window to the front, underfloor heating, spotlights and television point.

Bathroom

having an obscure double glazed window to the rear, chrome radiator/towel rail, extractor fan, spotlights, light up mirror and a white suite comprising of a low level WC, pedestal wash hand basin with cupboards below, a claw footed bath and a separate shower cubicle with mains shower.

Outside

The property is set behind double gates with a paved driveway providing off road parking for several vehicles. A front garden is laid to lawn with a paved path that leads to the garden. The garden is laid to gravel with a wide paved seating area, outside power point, a timber shed and a further paved and gravelled area that leads to the rear of the bungalow.

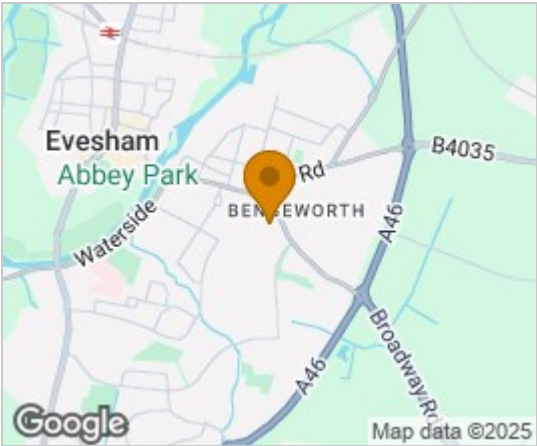
Store Room

with a double glazed door to the garden, the wall mounted gas fired boiler and underfloor heating valves.

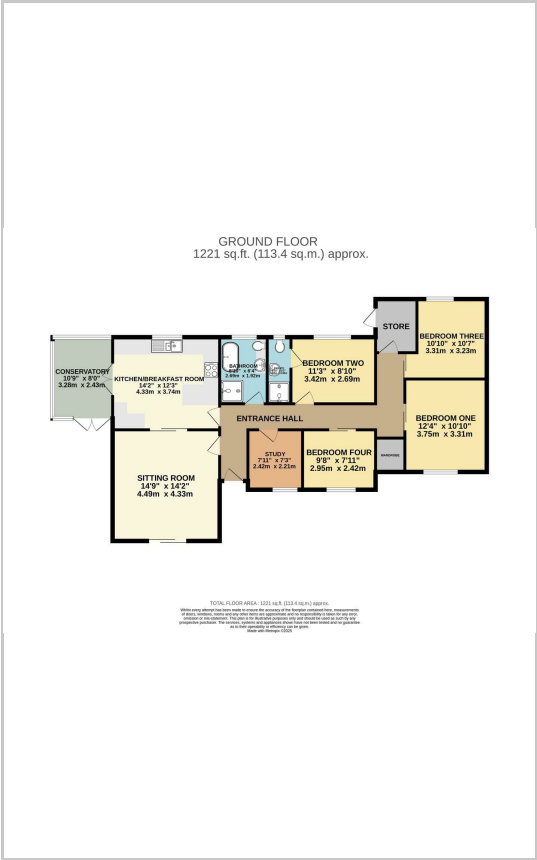
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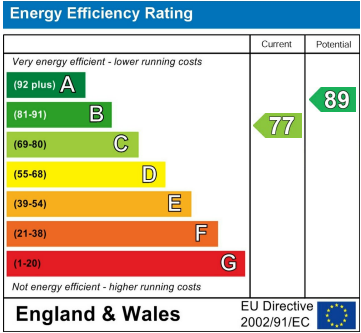
Area Map



Floor Plans



Energy Efficiency Graph



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