



# Leggett & James

The Vale of Evesham Property Experts



## 52 Seward Road

Badsey, Evesham, WR11 7HQ

Asking Price £450,000



Excellent positioned within the sought-after village of Badsey, this modern detached family home, set on a desirable corner plot, benefits from flexible indoor space and a pleasant garden.

Badsey itself is a charming village known for its community spirit and picturesque surroundings, making it an excellent choice for families seeking a tranquil yet connected lifestyle.



An obscure double glazed front door opens to:

**Entrance Hall**

having a panel radiator and stairs to the first floor.

**Cloakroom**

with an obscure double glazed window to the front, wash hand basin in vanity unit, low level WC and tiled floor.

**Sitting Room**

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

**Kitchen**

with a double glazed window to the rear, sliding doors to the rear, a range of wall and base units with work surfaces over, one and a half bow sink with drainer and mixer tap, tiled splashback, space for dishwasher, induction hob, electric oven, tiled floor, spotlights and panel radiator.

**Utility**

having a double glazed window to the rear, an obscure double glazed door to the rear, a range of wall and base units, tiled splashback, space for a fridge freezer and space for a washing machine.

**Dining Room**

with double glazed sliding doors to the rear and a panel radiator.

**Reception Room/Office**

having double glazed sliding doors to the rear and a panel radiator.

**Conservatory**

brick construction and having a double glazed window to the rear, tiled flooring and a Velux window

**First Floor Landing**

having an obscure double glazed window to the side, access to the loft, airing cupboard and doors to:

**Bedroom One**

with a double glazed window to the rear and a panel radiator. Door to the En Suite: having an obscure double glazed window to the side, shower cubicle, low level WC, wash hand basin in vanity unit and electric heater.

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

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

**Bathroom**

having an obscure double glazed window to the rear, heated towel rail, low level WC, wash hand basin in vanity unit, panel bath and spotlights.

**Outside**

The property is set on a corner plot and benefits from an area laid to lawn that sweeps around two sides of the property. There is also off road parking for numerous vehicles and a storm porch providing shelter.

The enclosed rear garden benefits from a patio area which is perfect for 'Al Fresco' dining, a pond and side gated access. There is also an insulated wooden building with power and lighting.

**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.

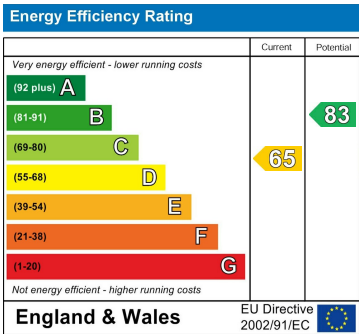
Area Map



Floor Plans



Energy Efficiency Graph



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