



Leggett & James

The Vale of Evesham Property Experts



53 Sunset Way

, Evesham, WR11 3JX

Asking Price £480,000



Located in the sought-after area of Evesham is this beautifully presented, modern detached home on Sunset Way enjoys a superb cul de sac position with an enviable Southerly facing rear garden.

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



An obscure double glazed door opens to:

Entrance Hall

having a panel radiator and a useful walk in cloakroom along with stairs to the first floor.

Cloakroom

with a pedestal wash hand basin, low level WC, extractor fan and a panel radiator.

Sitting Room

having a double glazed bay window to the front, panel radiator, television point and electric feature fire.

Open Plan Kitchen Dining Room

with two double glazed windows to the rear and double glazed French doors to the rear, the kitchen is fitted with a range of wall and base units having work surfaces over, a one and a half bowl sink with drainer and mixer tap, tiled splashback, integral fridge freezer, integral dishwasher, five ring gas hob, electric double oven filter hood, spotlights and two panel radiators.

Utility

having a double glazed door to the rear, a range of wall and base units with work surface over, space and plumbing for a washing machine and a panel radiator.

First Floor Landing

with doors leading off.

Bedroom One

having a double glazed window to the front, panel radiator and fitted wardrobe. Door to the En Suite: with a heated towel rail, extractor fan, shower cubicle, low level WC and pedestal wash hand basin.

Bedroom Two

having a double glazed window to the rear and a panel radiator. A door leads to the En Suite: with a heated towel rail, extractor fan, shower cubicle, low level WC and pedestal wash hand basin.

Bedroom Three

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

Bedroom Four

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

Bedroom Five

with a double glazed window to the front, storage cupboard, a built in wardrobe and a panel radiator.

Family Bathroom

having an obscure double glazed window to the rear, panel radiator and a white suite comprising a low level WC, pedestal wash hand basin and a panel bath with a shower over and a tiled surround.

Outside

To the front of the property are areas laid to lawn on both sides, block paved drive providing off road parking for numerous vehicles, path leading to the front door and a side gated access leading to the rear garden.

The enclosed rear garden benefits from an area laid to lawn, patio area, shrubs and access to the double garage which has a useful boarded loft storage.

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.

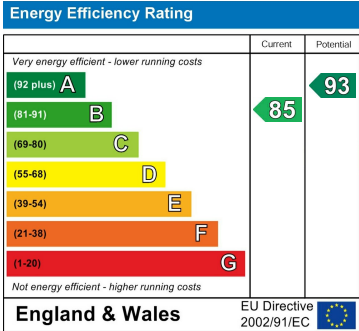
Area Map



Floor Plans



Energy Efficiency Graph



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.