



# Leggett & James

The Vale of Evesham Property Experts



21 Shannon Way,  
Evesham, Worcs, WR11 3FF

Asking Price £420,000



Nestled in the desirable Cotswold Rise development on Shannon Way, Evesham, this splendid detached house offers a perfect blend of comfort and style.

The property features include a living room with a wood burning stove, a separate dining room and a well equipped kitchen breakfast room. There is also a utility room, cloakroom and a stylish refurbished bathroom. The interior has been meticulously maintained and thoughtfully updated, creating a welcoming atmosphere that is both contemporary and inviting.

One of the standout features of this home is the enchanting rear garden. Lovingly designed and planted, it showcases a delightful array of plants, trees, and shrubs, making it a perfect retreat for gardening enthusiasts or those who simply wish to enjoy the tranquillity of outdoor living.

Don't miss the opportunity to make this charming house your new home.





A multi lever double glazed front door opens to:

Reception Hall

having stairs to the first floor, a telephone point, alarm control point and doors leading off.

Cloakroom

with an obscure double glazed window to the rear, a panel radiator and a wall mounted gas central heating boiler. There is a a low level WC and vanity wash basin set into a counter with cupboards and plumbing for washing machine below.

Living Room

having a double glazed window to the front, two panel radiators, TV and telephone connections, a feature inset wood burning stove and a double glazed door that opens to the rear garden.

Dining Room

with a double glazed bay window to the front, a panel radiator and a TV connection.

Kitchen Breakfast Room

having a double glazed window overlooking the rear garden, a ceramic tiled floor and inset ceiling spotlights. The well equipped kitchen enjoys a range of cupboards, drawers and work surfaces with an electric hob having an oven below, along with an integral fridge, freezer and dishwasher. A double glazed door opens to the rear garden, whilst a further door opens to:

Utility Room 8' x 7'9 (2.44m x 2.36m)

with a double glazed window to the rear, a range of fitted cupboards, work surfaces and a single drainer sink. A door opens to the Garage Store.

Landing

having a double glazed window to the rear, access to the loft space, a built in illuminated store cupboard and Airing Cupboard, which houses the immersion heater. Door to:

Bedroom One 11'2 x 11' (3.40m x 3.35m)

with a double glazed window to the front, panel radiator and a built in double wardrobe. Door to the Ensuite: having an obscure double glazed window to the side and refurbished with a modern suite comprising a white low level WC, wash basin and a tub style bath with a stylish tiled surround and hot water shower. There is also a chrome wall mounted heated towel rail and inset ceiling spotlights.

Bedroom Two 8'9 x 8'2 (2.67m x 2.49m)

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

Bedroom Three 9'8 x 8'9 (2.95m x 2.67m)

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

Shower Room

this refurbished room enjoys a modern white suite comprising a low level WC, vanity wash basin with cupboard below and a corner shower with sliding glass doors and a hot water shower.

Outside

The front of the property provides plenty of brick paved parking space and gives access to the Garage Store: 8'8 x 8'5 having an electric roll up door, power and lighting.

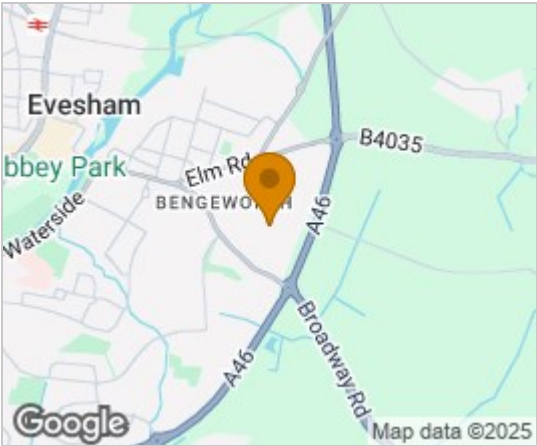
A gated side access opens to the fantastic rear garden, which has been lovingly designed and planted with a wide variety of maturing plants, trees and shrubs all set around a well tended lawn. A paved terrace runs along the rear of the house, creating a perfect outdoor space to relax and overlook the garden. There is also a greenhouse and a garden shed.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

