



# Leggett & James

The Vale of Evesham Property Experts



## 53 Burma Close

Evesham, Worcs, WR11 1GZ

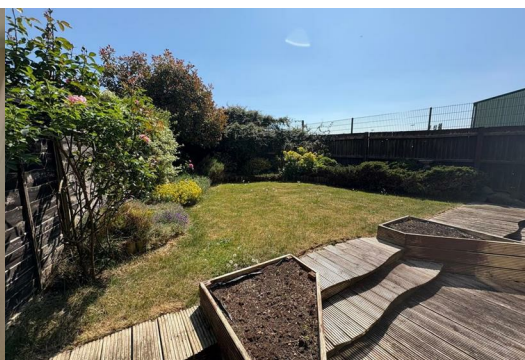
Asking Price £385,000



Set in a great plot at the end of a cul de sac, whilst also being close to a variety of amenities, including shops and schools for several age ranges, this property enjoys generous well appointed accommodation throughout.

The property is packed with all that any family would expect from a house of this size, including four bedrooms with an ensuite to the master, a living room, dining room and a kitchen breakfast with a utility. There is also the addition of study and family room.

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





Entrance Hall

A part glazed front door opens to the hall, with a panel radiator and doors to the Study and Reception Hall.

Study 10'3 x 8'9 max (3.12m x 2.67m max)

With a double glazed window, panel radiator, telephone point and a door to:

Family Room 16'9 x 8' (5.11m x 2.44m)

Created from the former double garage, this great space has double glazed windows to the front and rear and a panel radiator.

Reception Hall

With a panel radiator, stairs to the first floor with a useful cupboard below and doors leading off to:

Cloakroom

With an obscure double glazed window, panel radiator and a low level WC and a pedestal wash basin.

Dining Room 11'8 x 9'4 (3.56m x 2.84m)

Having a double glazed window to the front, panel radiator and twin glass panel doors opening to the reception hall.

Living Room 15' x 11'8 (4.57m x 3.56m)

With double glazed sliding doors opening to the conservatory, two panel radiators, TV connection, inset spot lighting and a coal effect gas fire.

Conservatory 10'7 x 8'9 (3.23m x 2.67m)

This space takes advantage of the seclusion the rear of the property enjoys and has double glazed windows and twin doors that open to the garden.

Kitchen Breakfast Room 11'5 x 10'3 (3.48m x 3.12m)

With a double glazed window to the rear, a panel radiator and fitted with a range of cupboards, drawers and work surfaces, a single drainer sink and a four ring gas cooker hob, with a a raised twin oven close by. There is also an integral dishwasher and fridge. Door to:

Utility Room 6'4 x 4'8 (1.93m x 1.42m)

with a double glazed window and door to the side access, fitted work surface, plumbing for a washing machine and a single drainer sink.

First Floor Landing

With an obscure double glazed window, panel radiator, access to the loft space and the Airing Cupboard: with a foam lagged immersion heater and shelf. Doors to:

Bedroom One 11'5 x 11'2 (3.48m x 3.40m)

Having a double glazed window to the rear, a panel radiator, TV connection and a built in double wardrobe. Door to:

Ensuite: with an obscure double glazed window and a suite comprising a low level WC, pedestal wash basin and a double walk in shower with glass doors and electric shower.

Bedroom Two 10'4 x 10'1 (3.15m x 3.07m)

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

Bedroom Three 12' x 9'2 max 6'9 min (3.66m x 2.79m max 2.06m min)

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

Bedroom Four 9' x 6'5 (2.74m x 1.96m)

With a double glazed window to the front, a panel radiator and a useful built in cupboard.

Family Bathroom

With an obscure double glazed window, a panel radiator and a suite comprising a low level WC, pedestal wash basin and a panel bath with a tiled surround and an electric shower.

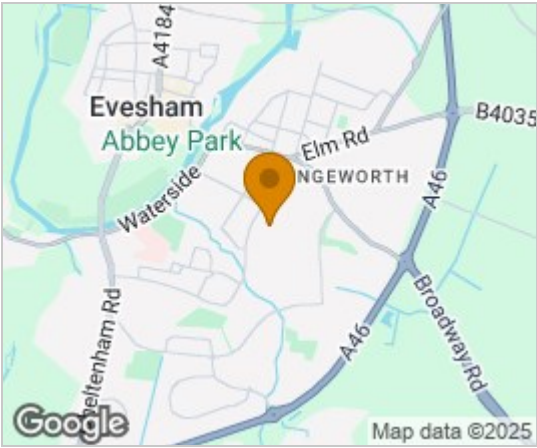
Outside

The property enjoys a great corner plot set at the end of the cul de sac. At the front there is plenty of off road parking and an area of lawn with a pathway to front door and the side gate.

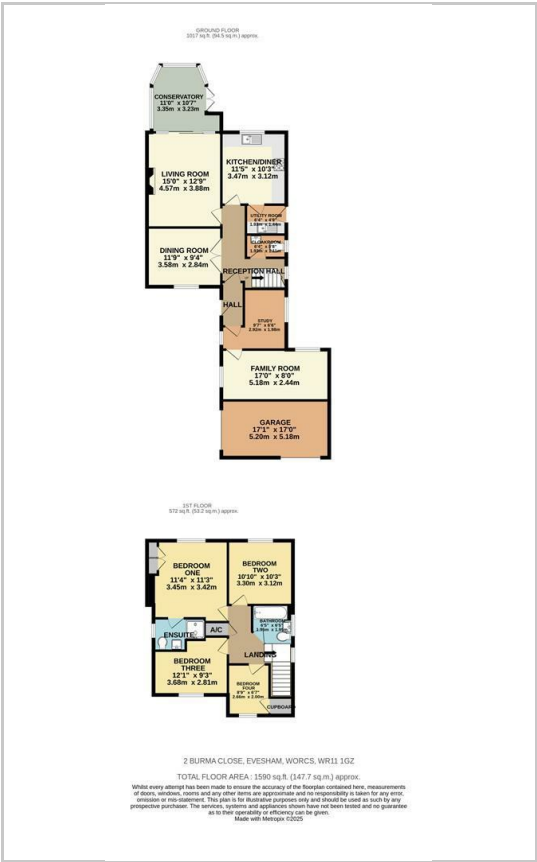
At the rear is pleasant garden that enjoys a secluded position and has a lawn that is edged by established plants and shrubs. There is useful space to both sides of the property and an outside water tap.

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.

Area Map



Floor Plans



Energy Efficiency Graph

