



# Leggett & James

The Vale of Evesham Property Experts



## 60 St. Philips Drive

Evesham, Worcs, WR11 2RJ

Asking Price £349,995



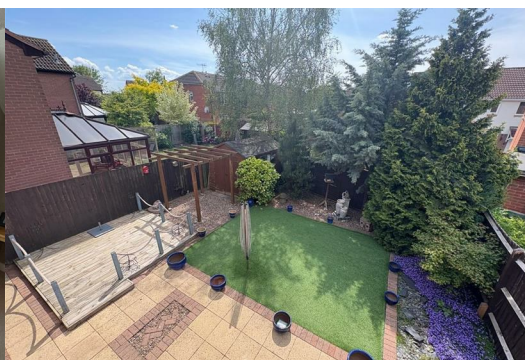
This well-appointed detached family home offers a perfect blend of comfort and convenience. The property boasts a spacious layout with three inviting reception rooms, providing ample space for both relaxation and entertaining.

The home features four generously sized bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and comfort for the whole family.

One of the standout features of this property is the pleasant westerly facing rear garden, which offers a lovely outdoor space to enjoy the afternoon sun. It is an ideal setting for family gatherings, barbecues, or simply unwinding after a long day.

Situated in a great residential location, this home is conveniently close to local amenities, ensuring that everything you need is just a short distance away.

We highly recommend viewing this property to fully appreciate all that it has to offer. Whether you are looking for a family home or a peaceful retreat.



Entrance Hall

A part glazed front door opens to the hall, with stairs to the first floor having a useful cupboard below, a panel radiator and doors leading off to:

Cloakroom

with an obscure glazed window to the front, a radiator and fitted with a modern suite comprising a low level WC and a vanity wash basin.

Kitchen & Utility 7'9 x 7'8 (2.36m x 2.34m)

having a window to the front and fitted with a range of cupboards, drawers and work surfaces, a four ring gas cooker hob with an extractor hood above and oven below. An arch way leads to the Utility Area: having a door to the side access, a work surface with space and plumbing for a washing machine below.

Living Room 14'8 x 14'6 (4.47m x 4.42m)

having a double glazed sliding door to the rear garden, a panel radiator, TV connection and twin doors opening to:

Dining Room 9'3 x 8' (2.82m x 2.44m)

with a window overlooking the rear garden and a panel radiator.

Family Room/Ground Floor Bedroom 16 x 8'1 (4.88m x 2.46m)

created from the garage space, this excellent addition can be used for a variety of uses. There is a window to the front, a panel radiator, useful store cupboard and found in a concealed cupboard is a wall mounted 'Worcester' gas combination boiler.

First Floor Landing

with access to the loft and an Airing Cupboard with a foam lagged immersion heater. Doors to:

Bedroom One 10'4 x 9'2 (3.15m x 2.79m)

having a double glazed window to the rear, a radiator and a range of built in wardrobes with sliding doors. A door opens to the Ensuite: which has a window to the side and a suite comprising a low level WC, a vanity wash basin and a walk in double shower enclosure with glass doors and an electric shower.

Bedroom Two 11' x 9' (3.35m x 2.74m)

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

Bedroom Three 8'6 x 8'4 (2.59m x 2.54m)

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

Bedroom Four 9'8 x 6'8 (2.95m x 2.03m)

with a window to the rear and a radiator.

Family Bathroom

with an obscure glazed window to the side and a suite comprising a low level WC, a wash basin and a panel bath with a tiled surround.

Outside

The front of the property provides off road parking for several vehicles and has access on one side of the house to the rear garden, whilst on the other side there are two useful store sheds with access from both the front and rear gardens.

A particular feature of the property is the rear garden, which enjoys a favourable westerly facing aspect and has been designed and landscaped to create a great place to relax and entertain.

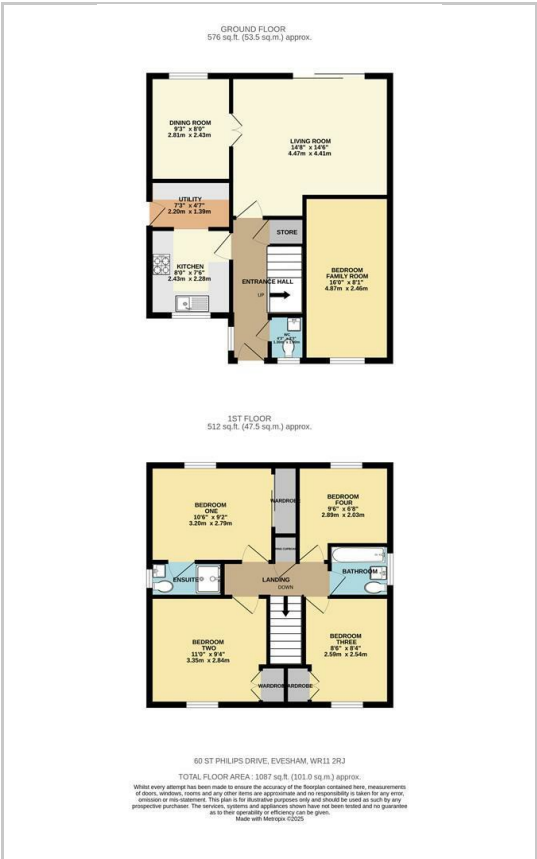
Referrals

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.

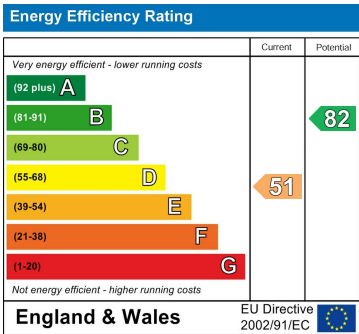
Area Map



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.