



# Leggett & James

The Vale of Evesham Property Experts



## 'Deleway' Broadway Road

Childswickham, Broadway, WR12 7HD

Asking Price £525,000



Set in a stunning plot on the edge of the much sought after village of Childswickham, this detached property is an absolute gem, enjoying well appointed accommodation and delightful views from the front and rear.

There are three bedrooms on the first floor along with a bathroom, whilst on the ground floor is a generous open plan living dining room, a kitchen breakfast room and a garden room.

The outside space that this property enjoys is a real feature, with generous established gardens to the front, side and rear, plenty of off road parking and a single garage.

This property demands attention and viewing is highly recommended to appreciate the position it holds and the potential that is waiting to be unleashed.



Entrance Hall

A double glazed sliding door opens to the hall with a ceramic tiled floor and doors to the living room and garden room.

Open Plan Living Dining Room

enjoying double glazed windows on two aspects, a stunning polished wood block floor to the dining space, along with a radiator and built in storage space. The room flows into the living area, with a TV point, radiator and a brick fireplace with an inset multifuel stove. There is also a double glazed sliding door opening to the side area of the rear garden.

Kitchen Breakfast Room

with double glazed windows to the side and rear, a radiator, telephone point and two useful built in store cupboards. The kitchen is fitted with a range of cupboards, drawers and work surfaces, a single drainer sink unit, plumbing for a washing machine and a four ring electric cooker hob with a raised oven to the side.

A door opens to:

Garden Room

having a double glazed window and door opening to the rear garden, a ceramic tiled floor and doors to the entrance hall and the garage.

First Floor Landing

with access to the loft space and an Airing Cupboard, which houses a wall mounted 'Worcester' gas combination boiler.

Bedroom One

having a double glazed window to the side, a panel radiator, TV point and a range of fitted storage along one wall.

Bedroom Two

with double glazed windows to the front and side, a panel radiator and a built in wardrobe.

Bedroom Three

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

Bathroom

with an obscure double glazed window to the side, a chrome heated towel rail and fitted with a modern white suite comprising a vanity wash basin with a cupboard below and an illuminated mirror above, along with a panel bath which has a wall mounted 'Mira' shower.

A separate WC is close by and has an obscure double glazed window to the side and a low level WC.

Outside

The property stands in a superb generous plot with well maintained established gardens to the front, side and rear. The front of the property is laid out mainly to lawn, along with a driveway which provides plenty of parking and access to the garage.

The delightful rear garden space is a fantastic addition to the property, with a manicured lawn being edged by well stocked borders, trees and hedging. There is also a wide paved terrace that is set to the side and rear of the house, all of which looks out over an enviable rural view.

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.

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

