



# Leggett & James

The Vale of Evesham Property Experts



## 97 Bretforton Road

Badsey, Evesham, WR11 7XQ

Asking Price £465,000



\*\*\*DETACHED PERIOD VILLAGE HOME WITH GENEROUS LIVING SPACE & ENVIROUS PLOT SIZE\*\*\*

This detached period family home boasts three bedrooms, three reception rooms, expansive gardens and a generous plot size. The home is located within the lovely village of Badsey.

As you approach the home you will be greeted with a spacious driveway for multiple vehicles and double gates offering access to a separate gated area ideal for securely housing a caravan, boat or motor home, this area also leads onto a really useful detached workshop.

The spacious ground floor comprises: Entrance porch, entrance hall, two cosy yet spacious reception rooms with period charm, kitchen/breakfast open to the dining room, cloakroom, conservatory/utility room.

The first floor comprises: landing, three well proportioned bedrooms, family bathroom, ensuite shower room to the main bedroom.





Entrance Porch

Entrance Porch with door opening to Entrance Hall.

Entrance Hall

Entrance Hall with doors leading to two reception rooms, kitchen/breakfast room and stairs rising to the first floor.

Sitting Room 15'11 x 11 (4.85m x 3.35m)

Reception Room with high period ceiling, double glazed bay window to the front, feature gas fireplace and gas radiator.

Living Room 15'11 x 11 (4.85m x 3.35m)

Reception Room with high period ceiling, double glazed bay window to the front, feature fireplace and gas radiator.

kitchen/Breakfast 14 x 11 (4.27m x 3.35m)

The kitchen/Breakfast room sits at the heart of the home being open to the dining room, perfect for those that like to entertain. The kitchen is equipped with a range of base and wall units and a central island. There is a sink with mixer tap and space for a dishwasher, fridge freezer and double oven.

Dining Room 10'1 x 14 (3.07m x 4.27m)

The light and airy Dining Room is located alongside and open to the Kitchen/Breakfast, making it a wonderful entertaining space. French patio doors leading to the garden creates a lovely connection with the outside space.

Cloakroom 5,11 x 2'10 (1.52m,3.35m x 0.86m)

The Cloakroom has a low level WC, hand wash basin with vanity storage unit beneath and double glazed window to the side.

Conservatory / Utility Room 7'11 x 10'1 (2.41m x 3.07m)

Built as a Conservatory but currently utilised as a Utility Room, this versatile space has a worktop with space underneath for a washing machine and tumble dryer, sink with drainer, double glazed windows to all three sides and a door offering access to the garden.

First Floor Landing

The First Floor Landing has doors opening to all three Bedrooms and the main Bathroom. This light Landing has a double glazed window to the front and gas radiator.

Bedroom 1 11'1 x 13'10 (3.38m x 4.22m)

The main Bedroom with its own Ensuite Shower Room boasts a feature fireplace, double glazed window to the front and gas radiator.

Bedroom 2 11'1 x 13'10 (3.38m x 4.22m)

Bedroom 2 boasts a feature fireplace, double glazed window to the front and gas radiator.

Bedroom 3 10'1 x 10 (3.07m x 3.05m)

Bedroom 3 is a double bedroom with double glazed window to the rear and gas radiator.

Bathroom 13'1 x 7'1 (3.99m x 2.16m)

The main Bathroom is elegant in appearance with low level WC, hand basin, shower cubicle and freestanding bathtub. The room has two double glazed windows to the rear, a heated towel rail and wooden floor.

Ensuite Shower Room 7'10 x 6'10 (2.39m x 2.08m)

The Ensuite Shower Room has a low level WC, hand basin, shower cubicle and heated towel rail.

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.

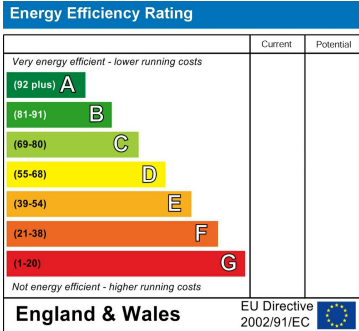
Area Map



Floor Plans



Energy Efficiency Graph



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