



Leggett & James

The Vale of Evesham Property Experts



2 Costard Lane

Evesham, Worcs, WR11 3JF

Offers Over £370,000



Nestled on the charming Orchards development in Evesham, this delightful detached house offers a perfect blend of modern living and comfort.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is the inviting breakfast kitchen, which provides a warm and welcoming space for family gatherings and casual dining. Upstairs there are four well proportioned bedrooms with a family bathroom and an ensuite.

Outside, the garden has been thoughtfully designed for entertaining, making it the perfect spot for summer barbecues or evening gatherings with friends and family. The outdoor space complements the interior, providing a seamless transition between indoor and outdoor living.

For those with vehicles, the property offers off road parking and a garage, adding to the convenience of this lovely home. Additionally, the absence of a chain means a smoother transition for potential buyers.



A double glazed front door opens to:

Entrance Hall

Having a high gloss tiled floor, radiator, spotlights, stairs to first floor, airing cupboard, coats cupboard and doors to:

WC

With a high gloss tiled floor, radiator, extractor fan, spotlights and a white suite comprising of a dual flush low level WC and a vanity wash hand basin.

Living Room 16'10 x 10'2 (5.13m x 3.10m)

Having a double glazed window to the front, double glazed doors to the garden, wood laminate flooring, two radiators, a feature electric fire and surround, television point and telephone point.

Dining Room 10'9 x 9'9 (3.28m x 2.97m)

With a high gloss tiled floor, double glazed windows to the front and side and radiator.

Breakfast Kitchen 15'1 x 15'1 (4.60m x 4.60m)

Having two double glazed windows to the side, a double glazed window to the rear and double glazed doors to the garden. The kitchen is fitted with a selection of wall and base units with work surfaces and tiled returns, there is a central island that has a wine cooler integrated whilst there is also a one and a half bowl sink unit, electric oven, gas six ring hob with extractor hood over, an integral fridge freezer, integral dishwasher and space and plumbing for a washing machine. The gas fired boiler is found within a cupboard, whilst spotlights, high gloss floor tiles and a radiator finish off the room.

First floor landing

With a double glazed window to the rear, a radiator, access to loft space and doors to:

Bedroom One 13'3 x 10'0 (4.04m x 3.05m)

Having double glazed windows to the rear and side, radiator, built in wardrobes along one wall, spotlights, television point, telephone point and a door to:

En Suite

With an obscure double glazed window to the side, radiator, tiled floor, extractor fan, spotlights and a white suite comprising of a shower cubicle, dual flush low level WC and a vanity wash hand basin.

Bedroom Two 13'0 x 8'9 (3.96m x 2.67m)

Having double glazed windows to the front and side, radiator, television point, spotlights and built in wardrobes.

Bedroom Three 10'5 x 9'1 (3.18m x 2.77m)

With a double glazed window to the front, radiator and built in wardrobes.

Bedroom Four 7'5 x 7'1 (2.26m x 2.16m)

Having a double glazed window to the rear and a radiator.

Bathroom

Having a radiator, extractor fan, spotlights and a white suite comprising of a dual flush low level WC, pedestal wash hand basin and a panel bath.

Outside 17'3 x 9'0 (5.26m x 2.74m)

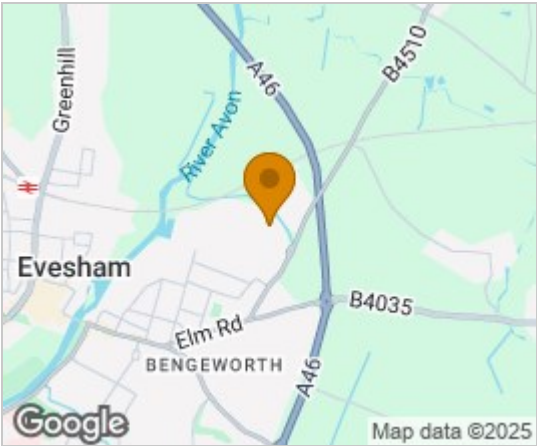
The front garden is laid to coloured gravel for ease of maintenance and extends to the side of the property. It is enclosed by wrought iron fencing with a tiled path leading to the front door.

The rear garden has a paved seating area that leads to a path with plum slate borders. A timber Pergola stands over a further paved terrace creating a great entertaining space with a timber decked seating area to the front of it. Gated pedestrian access leads to the side whilst further gated pedestrian access to the rear leads to the tarmac driveway which provides access to the Detached Garage - 17'3 x 9'0 (5.26m x 2.74m) which has an up and over door, power, light and eaves storage space.

Referrals

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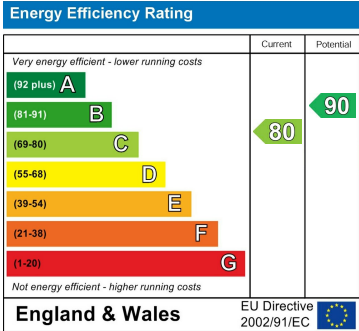
Area Map



Floor Plans



Energy Efficiency Graph



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