



Leggett & James

The Vale of Evesham Property Experts



12 St. Marks Close

, Evesham, WR11 2EU

Offers Over £340,000



FOUR BEDROOM DETACHED FAMILY HOME LOCATED WITHIN A PEACEFUL END OF CUL DE SAC POSITION

This four bedroom detached family home is ideally located within a peaceful end of cul de sac position. The property boasts two welcoming reception rooms, a useful conservatory and ensuite to the main bedroom. The property is located at the end of a peaceful and private cul de sac.

As you approach the property you will find a well maintained front garden and a driveway leading to both the garage and front door of the property, there is also a gate offering useful side access to the rear garden.

The spacious ground floor comprises: entrance hall, WC/Cloakroom, living room, dining room, kitchen, conservatory.

The first floor comprises: first floor landing, four well proportioned bedrooms, family bathroom, ensuite shower and dressing area to the main bedroom.



Entrance Hall

The front door opens to a welcoming Entrance Hall. The Entrance Hall has stairs rising to the first floor landing, Double doors to the lounge and doors opening to the kitchen and ground floor WC/Cloakroom.

Living Room 12'1 x 16' (3.68m x 4.88m)

The spacious family Living Room has a double glazed window to the front aspect, Gas fireplace and gas radiator. From the Living Room you will find double doors to both the Entrance Hall and Dining Room, Ideal for those that like to entertain, But also for those that prefer individual reception areas.

Dining Room 9'1 x 9'1 (2.77m x 2.77m)

Perfect for entertaining, The Dining Room has a gas radiator, Double doors leading to the Living Room, Sliding doors to the conservatory and a door offering access to the kitchen.

Kitchen 8'1 x 9'1 (2.46m x 2.77m)

The well organised Kitchen has a gas radiator and window to the rear. The Kitchen has a range of wall and base units, Eye level oven, Sink with drainer and space for a fridge/freezer, washing machine and dishwasher. The kitchen can be accessed by both the Entrance Hall & Dining Room that sits next door.

Conservatory 11'1 x 8'1 (3.38m x 2.46m)

The well appointed Conservatory has French doors offering access to the rear garden.

Ground Floor WC 2'1 x 5' (0.64m x 1.52m)

The Ground Floor WC has a corner hand basin, low level WC and gas radiator.

First Floor Landing

The First Floor Landing has a gas radiator and doors offering access to all four bedrooms and the family bathroom.

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

Bedroom 1 has a double glazed window to the front aspect and gas radiator. The room has access to a dressing area and Ensuite Shower Room.

Dressing Area 3'11 x 7' (1.19m x 2.13m)

The Dressing Area, which is accessed via the main bedroom and leads to the Ensuite Shower Room has a built in wardrobe and hand basin with vanity unit beneath.

Ensuite Shower Room 5' x 5' (1.52m x 1.52m)

The Ensuite Shower Room has a window to the rear and gas radiator. There is a low level WC and corner shower cubicle.

Bedroom 2 12'1 x 10' (3.68m x 3.05m)

Bedroom 2 has 2 'Velux' style windows to the front, gas radiator and built in wardrobe.

Bedroom 3 7' x 8'1 (2.13m x 2.46m)

Bedroom 3 has a window to the rear, gas radiator and a handy storage cupboard.

Bedroom 4 10' x 8'1 (3.05m x 2.46m)

Bedroom 4 has a window to the rear and gas radiator.

Bathroom 6'10 x 5'1 (2.08m x 1.55m)

The Family Bathroom has a window to the side aspect, hand basin, low level WC and bathtub with shower over.

Garage 10' x 17'1 (3.05m x 5.21m)

The spacious Garage has an traditional up and over garage door with a useful personnel door to the rear, leading to the garden. The garage has light & power.

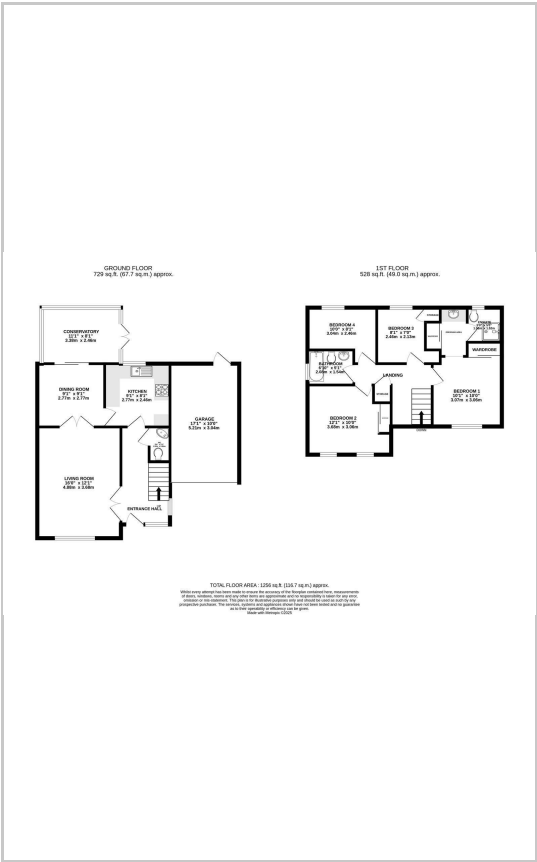
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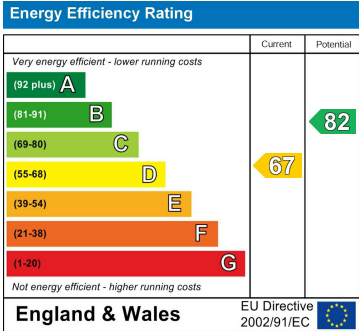
Area Map



Floor Plans



Energy Efficiency Graph



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