



Leggett & James

The Vale of Evesham Property Experts



20 Christ Church Way

Evesham, Worcs, WR11 2BN

Asking Price £299,950



This superb example of a modern semi detached home has much to offer and is a credit to the sellers, who have created a well cared for home and added to the property with a pleasant, enclosed landscaped rear garden.

There three bedrooms with an ensuite to the master, a living room, cloakroom and kitchen diner, which opens onto the rear garden. The property also has its own parking for a couple of vehicles.

Viewing of this property is recommended to appreciate all that it has too offer and will not disappoint.



Entrance Hall

A multi lever front door opens into the hall, which has stairs to the first floor with a cupboard below and doors to:

Living Room 15'5 x 10'8 (4.70m x 3.25m)

enjoying double glazed windows to the front and side, two radiators and media connection points.

Cloakroom

with a modern white suite comprising a low level WC, a wash basin and radiator.

Open Plan Kitchen Diner 15'5 x 8'10 (4.70m x 2.69m)

the well equipped kitchen enjoys a range of modern cupboards, drawers and work surfaces which include single drainer sink with mixer tap. There is also an integral fridge and freezer, plumbing for a washing machine, a tiled floor covering and a concealed wall mounted 'Ideal' gas combination boiler.

First Floor Landing

having a useful store cupboard, access to the loft space and doors to:

Bedroom One 11'2 x 8'10 (3.40m x 2.69m)

with a double glazed window and radiator, whilst a door opens to: Ensuite: having a modern white suite comprising a low level WC, a pedestal wash basin and a double walk in shower enclosure with sliding glass door and a hot water shower.

Bedroom Two 10'8 x 8'6 (3.25m x 2.59m)

with two double glazed windows and a radiator.

Bedroom Three 10'8 x 6'10 (3.25m x 2.08m)

having a double glazed window and radiator.

Bathroom

the family bathroom is fitted with a modern white suite which comprises a low level WC, pedestal wash basin and panel bath with a decorative tile splash surround.

Outside

The property has an area of garden to the front which is laid to decorative stone and edged by low hedging, whilst the rear garden is enclosed by wood panel fencing and set out to lawn, edged by stocked borders. A gate from the garden opens to the driveway, which provides off road parking for several vehicles.

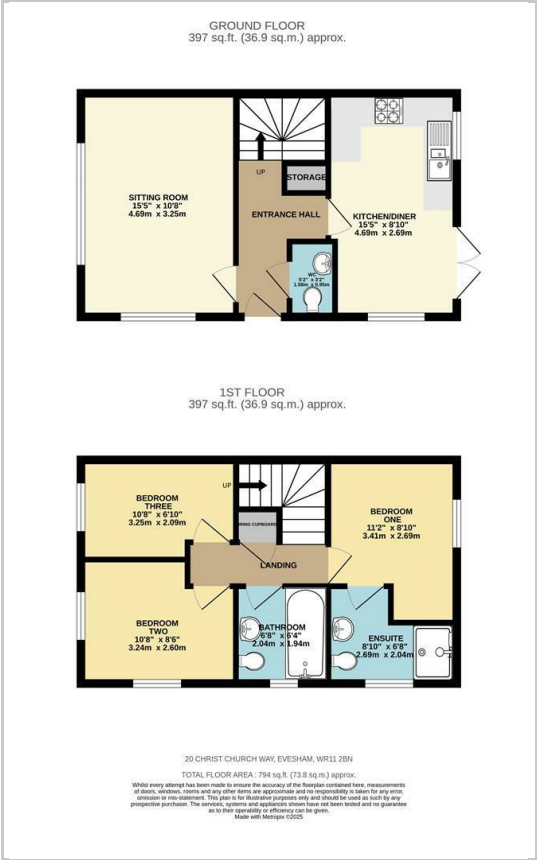
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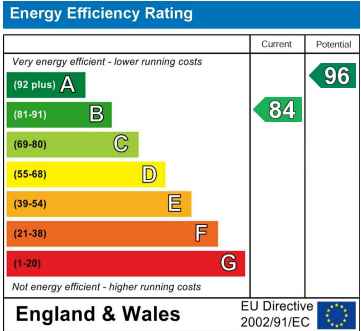
Area Map



Floor Plans



Energy Efficiency Graph



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