

SPACIOUS FAMILY HOME



House - Detached

THE CLOSE, CLEEVE PRIOR, EVESHAM, WR11 8LF

Asking Price
£637,000

FEATURES

- Detached Spacious Home
- Beautifully Presented
- Four Bedrooms
- Two En-Suites
- Two Reception Rooms
- Owned Solar Panels
- Village Location
- Large Kitchen/Breakfast
- Council Tax Band - E
- Energy Performance Rating - B



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4 Bedroom House - Detached located in Evesham

Entrance Hallway

Oak veneer door, double panel radiator, telephone point, fitted carpet, storage under the stairs and stairs leading to the first floor. Leads to the W/C, Sitting Room, Kitchen and Dining Room.

Dining Room

10'7" x 9'7"

Double glazed bay window to the front aspect, double panel radiator and fitted carpet. Double doors lead to the Sitting Room

Sitting Room

15'8" x 10'7"

Double glazed window to the side aspect, double glazed 'French' doors to the rear aspect, Sky point, single panel radiator, 'Cantura' multi fuel burner and fitted carpet

Downstairs W/C

Low level w/c, wash hand basin, tiled splash back, single panel radiator and extractor fan.

Large Kitchen/Breakfast Room

18'8" max 11'9" min x 15'8"

Double glazed Bi-Fold doors to the rear aspect, double glazed picture window to the side aspect, range of wall and base units with 'Granite & Oak work surface over, Central Island, sink, drainer 'Quooker' tap, space for a 'Smeg' rangemaster cooker with 'Smeg extractor fan over, space and plumbing for a dishwasher, space for an 'American' style fridge/freezer, modern wall mounted radiator and wood effect flooring.

Utility Room

10'4" x 6'5"

Double glazed door to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, splash back, single panel radiator, space and plumbing for a washing machine, space for a tumble dryer, wall mounted 'Worcester Bosch' boiler and extractor fan.

Front Lobby

Double glazed door to the side aspect and single panel radiator. Leads to a covered storm porch with access to garage.

Landing

Fitted carpet, double panel radiator, airing cupboard with slatted shelving, eaves storage, dado rail and access to a boarded loft with power. Leads to All Bedrooms and Bathroom.

Master Bedroom

11'5" x 10'4"

Double glazed window to the rear aspect, double panel radiator and fitted carpet.

Dressing Area

8'4" x 4'6"

'Velux' window, modern radiator, ceiling light with fan, fitted carpet and double fitted wardrobe with full length mirrored doors

En-Suite

Obscure double glazed window to the rear aspect, wet room style shower with rain shower, dual flush low level w/c, wash hand basin set into a vanity unit, tiled splash back, sensor spot lights, underfloor heating, heated anti mist mirror, electric toothbrush charger point, tiled floor, heated towel rail and extractor fan.

Bedroom Two

10'6" x 10'1"

Double glazed window to the front aspect, double panel radiator, TV point and fitted carpet. Leads to the En-Suite

En-Suite

Obscure double glazed window to the side aspect, corner shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail and shaver point.

Bedroom Three

11'3" x 10'0"

Double glazed window to the rear aspect, single fitted wardrobe, single panel radiator and fitted carpet.

Bedroom Four

8'9" x 7'8"

Two double glazed windows to the front aspect, two double panel radiators, fitted carpet and eaves storage.

Family Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of step up to a roll top bath with inset lighting around, separate shower cubicle, dual flush low level w/c, wash hand basin set into a vanity unit, heated towel rail, underfloor heating, wood effect flooring, cupboard with shaver point, spot lights and extractor fan.

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders,, patio area with 'Pergola' rear gated access, side gated access, courtesy lighting, outside cold water tap, pond, potting shed, shed, log store and two double outside sockets.

Front Aspect

Block paved drive providing off road parking for two/three vehicles, courtesy lighting, storm porch and gravelled area suitable for pots.

Garage

16'0" x 8'2"

With electric roller door, power, lighting and outside cold water tap.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'E' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



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Council Tax Band - E

Energy Performance Rating - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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