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Laxton Crescent
Evesham, WR11 3JT
Asking Price Of £320,000

A modern four-bedroomed detached home set on the outskirts of Evesham. This contemporary and well-presented property comprises an entrance hall, sitting room, kitchen/diner, utility room, downstairs w/c, four good sized double bedrooms with en-suite to the master bedroom and a family bathroom. The property also benefits from gas central heating and double glazing. Externally there is a driveway providing off road parking for two vehicles with an electric charge point, there is a garage and a good size garden to the rear of the property with space and power for a hot tub and there's inset lighting around the decking area. Energy Rating = B. Please enquire for the virtual tour. Must be viewed to appreciate all that is on offer at this property.



ENTRANCE HALL Obscure double glazed front door, single panel radiator, wood effect flooring and stairs leading to the first floor. Leads to the Sitting Room and Kitchen/Diner.

SITTING ROOM 15' 9" x 10' 8" (4.8m x 3.25m) Double glazed bay window to the front aspect, TV point, two single panel radiators and fitted carpets.

KITCHEN/DINER 17' 1" x 14' 9" Max 8'6" Min (5.21m x 4.5m) Double glazed window to the rear aspect, double glazed 'French' doors to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, built in gas hob with extractor hood over, built in electric oven, space for a fridge/freezer, wood effect flooring, spot lights, TV point and double panel radiator. Leads to the Utility Room.

UTILITY ROOM Obscure double glazed door to the rear aspect, range of wall and base units with worktop over, wood effect flooring, single panel radiator, space and plumbing for a washing machine and extractor fan. Leads to the W/C

W/C Obscure double glazed window to the side aspect, dual flush low level w/c, corner pedestal wash hand basin, tiled splash back, wood effect flooring and single panel radiator.

LANDING Single panel radiator, fitted carpets and airing cupboard. Leads to all Four Bedrooms and Bathroom.

BEDROOM ONE 10' 8" x 10' 1" (3.25m x 3.07m) Double glazed window to the front aspect, double fitted wardrobes, single panel radiator, TV point and fitted carpets. Leads to the En-Suite

EN-SUITE Obscure double glazed window to the front aspect, double shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail, extractor fan and shaver point.

BEDROOM TWO 11' 1" x 10' 1" (3.38m x 3.07m) Double glazed window to the front aspect, double fitted wardrobes, single panel radiator, fitted carpets and access to a part boarded loft.

BEDROOM THREE 9' 7" x 9' 6" (2.92m x 2.9m) Double glazed window to the rear aspect, double fitted wardrobes, single panel radiator and fitted carpets.

BEDROOM FOUR 10' 1" x 9' 4" (3.07m x 2.84m) Double glazed window to the rear aspect, single panel radiator and fitted carpets.

BATHROOM Obscure double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail and extractor fan.

REAR ASPECT Endosed rear garden laid to lawn with beds and borders, decked area with mains inset lights, side gated access, outside cold water tap and outside mains power point for a 32amp hot tub.

FRONT ASPECT Lawn with beds and borders, courtyard lighting, storm porch, electric charge point for an electric car and off road parking for two vehicles.

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



SITUATION Evesham is a growing rural market town in the Local Authority District of Wychavon, and the County of Worcester. It is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon, and within easy reach of the Cotswolds, The Malvern Hills and the Forest of Dean. For more information on the town and its services visit www.eveshamtown.co.uk

Evesham is in the heart of the country with good access to the motorway and trunk road network to get to all parts of the UK, and is on the main rail line to London and Paddington, via Oxford and Reading, and with journey times of less than two hours.

With our growing interest in local produce, the Vale of Evesham has recently been rediscovered for its excellent asparagus, orchard fruits, especially plums, and the wide range of freshly grown horticultural produce, with many local pubs and restaurants making the most of locally sourced high quality produce.



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, a creage, 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

