



# Leggett & James

The Vale of Evesham Property Experts



## 7 Prince Henrys Close

Evesham, Worcs, WR11 4NW

Asking Price £770,000



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## Reception Hall

A multi lever entrance door opens to the reception hall, which enjoys a feature Kardean floor, stairs to the first floor with a cupboard below, two radiators, a further useful store cupboard and feature Oak panel doors leading off:

## Cloakroom

with a decorative shaped window and fitted with a modern white low level WC and matching wash basin. The Kardean flooring continues from the reception hall and there is a wall mounted chrome heated towel rail.

## Home Office

16'1 x 7'7 (4.90m x 2.31m)

with a double glazed window to the front, a TV point and radiator, this room creates the perfect home work space.

## Sitting Room

26'4 x 13'3 (8.03m x 4.04m)

this generous reception room enjoys a double glazed box window to the front and twin double glazed doors opening to the rear garden, wall light points, media connections and a feature 'inglenook' fireplace with an inset 'Westfire' multi fuel stove. A further Oak panel door opens to:

## Dining Room

12'7 x 10'6 (3.84m x 3.20m)

having a double glazed window to the rear garden, a panel radiator and door to the reception hall.

## Family Room

15'5 x 11'1 (4.70m x 3.38m)

this room enjoys the matching Kardean flooring which flows through from the reception hall, a radiator, TV point and twin double glazed doors that open to the conservatory.

## Conservatory

9'3 x 9' (2.82m x 2.74m)

enjoying double glazed windows, roof and doors that overlook the rear garden, along with a radiator and power points.

## Kitchen Breakfast Room

22'7 x 10'8 (6.88m x 3.25m)

this stunning open plan room enjoys a well equipped kitchen with an array of fitted cupboards and drawers, complemented by polished wood block work surfaces and a twin bowl sink with mixer tap. The kitchen also offers an 'Aga Range Master' induction cooker with

extractor above, an integral Bosch dishwasher, a Hotpoint fridge, inset spotlighting and a feature 'Travertine' tiled floor. Found in a concealed cupboard is a wall mounted 'Worcester' gas boiler. There are also double glazed windows to the side and rear, along with a door opening to:

## Rear Hall

having a double glazed door to the exterior, a 'Travertine' tiled floor, radiator, stairs leading to the annexe bedroom and a door to:

## Utility Room

8'6 x 3'8 (2.59m x 1.12m)

with a double glazed window to the side, a 'Travertine' tiled floor, radiator and enjoying fitted cupboards with a polished wood block work surface and a single drainer sink. Folding doors open to reveal further useful storage and space for a tumble dryer.

## First Floor Annexe Bedroom Six

18'6 max 13'4 min x 12'8 (5.64m max 4.06m min x 3.86m)

entered via stairs from the rear hall, this separate bedroom enjoys a double glazed window to the front, a radiator and a range of fitted furniture which provides storage and a vanity desk. Door to: Ensuite - with a modern white suite comprising a low level WC, a pedestal wash basin and a panel bath with a shower mixer tap.

## First Floor Landing

having access to the loft space and a walk in Airing Cupboard housing a 'Megaflo' immersion heater. Oak panel doors lead off to:

## Master Bedroom

15'5 x 12'8 (4.70m x 3.86m)

offering a double glazed window to the front, radiator and media connections along with a fitted triple wardrobe. An archway leads to a dressing area with a further built in wardrobe with sliding mirror doors. This area then gives way to the Ensuite: this room has been refurbished with a stylish modern suite comprising a low level WC, a wash basin, panel bath and a walk in shower enclosure enjoying a rainfall shower with a separate hand held attachment. The room is complemented by feature modern ceramic wall tiling, a chrome heated towel rail, an electric shaver point and inset spotlighting.

## Bedroom Two

12'8 x 10'8 (3.86m x 3.25m)

with a double glazed window to the rear, radiator and a fitted triple wardrobe.

### Bedroom Three

13'10 x 7'8 (4.22m x 2.34m)

having a double glazed window to the rear, panel radiator and a fitted double wardrobe.

### Bedroom Four

11'1 x 7'8 (3.38m x 2.34m)

with a double glazed window to the rear, panel radiator and a fitted double wardrobe.

### Bedroom Five

14'4 x 7'9 + 8'2 x 5'3 (4.37m x 2.36m + 2.49m x 1.60m)

this is the perfect 'teen' room offering a study area with a fitted desk and store cupboard. This space opens into the bedroom, which has a double glazed window, radiator and gives access to a generous store space and Ensuite: having a low level WC, pedestal wash basin and a radiator.

### Family Bathroom

enjoying an obscure double glazed window to the front and fitted with a modern white suite comprising a low level WC, a pedestal wash basin, panel bath and a glass shower enclosure with a rainfall shower and handheld attachment. There is also an electric shaver point and a chrome heated towel rail.

### Triple Garage

18' x 17'4 + 6'3 x 9'4 (potentially 18') (5.49m x 5.28m + 1.91m x 2.84m (potentially 5.49m))

The building enjoys three electric roll up doors, power and lighting. In the double garage there is also a radiator and an internal door to the rear hall. Whilst the right hand opens to a store, this has been hived off which can easily be removed to open it back up again.

### Games Room

18'3 x 9'4 + 17'4 x 6'4 (5.56m x 2.84m + 5.28m x 1.93m)

Created from part of the triple garage and a further extension, this multi use space is ideal for a hobby room, home gym, workshop or simple utility space. There is a double glazed window to the rear, a radiators, a wash basin and a double glazed door that opens to the rear garden.

### Outside

The front of the property enjoys a brick paved driveway that provides off road parking for multiple vehicles and gives access to the Garage. There is also an exterior EV charge point.

A gated side access opens to the refuse store area and a footpath that leads around the property to the rear garden.

The established rear garden is the perfect place to relax and entertain, as it enjoys a wide paved sun terrace which over looks the lawn, flower and shrub borders. There is also the benefit of the timber built summer house, which has power and lighting, whilst further space is found within the boundary for composting and refuse bin storage.

### Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.



## Road Map



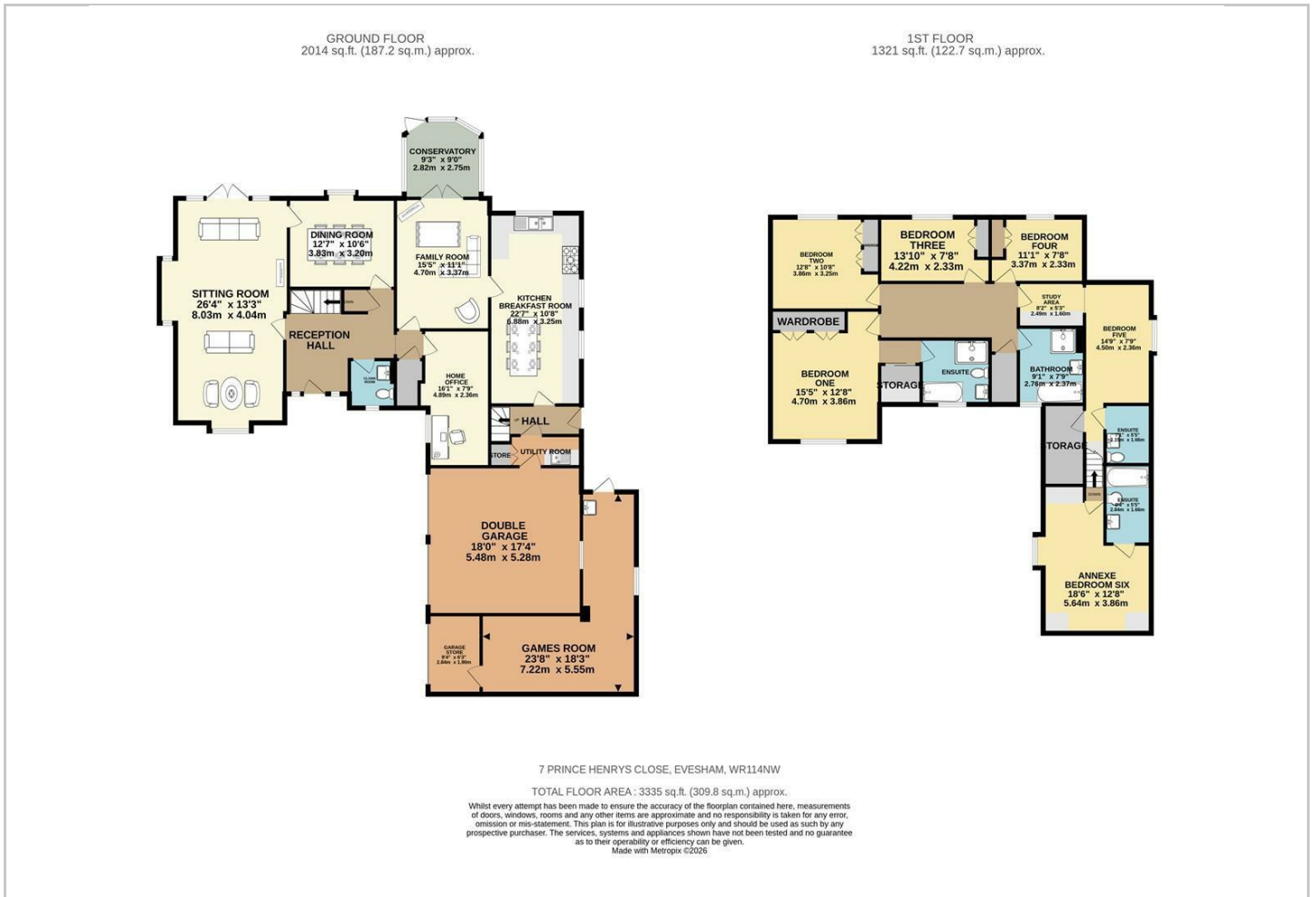
## Hybrid Map



## Terrain Map



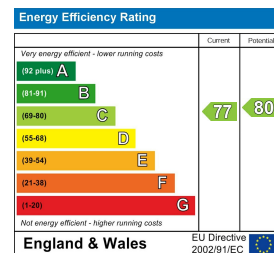
## Floor Plan



## Viewing

Please contact our Evesham Office on 01386 761241 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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