



Leggett & James

The Vale of Evesham Property Experts



71 Broadway Road

Evesham, Worcs, WR11 3NE

Asking Price £499,950



This is a rare opportunity to acquire a fine detached family home set in one Evesham's premium roads that has been lovingly maintained by the sellers both inside and out and enjoying a superb generous rear garden.

There are four bedrooms, one with an ensuite shower room, a living room, dining room, cloakroom and a well equipped modern kitchen.

The property also enjoys a front roof that has multiple solar panels creating cost effective energy and an EV charge point for your car, along with a Garage which has a window and a useful side entry door.

Viewing of this superb example is essential to appreciate both the plot and the quality of this perfect family home.



Entrance Porch

Opening from the driveway, a double glazed door opens into the porch with double glazed windows, a quarry tiled floor and a further door with decorative glass panels leads to:

Reception Hall

entering via a stunning pair of Oak framed doors that illuminate the reception hall and having a double glazed window that overlooks the rear garden.

Cloakroom

with an obscure glazed window to the front, an electric panel heater and a useful store cupboard. There is a white low level WC along with a matching wash basin.

Living Room 17'9 x 11'4 (5.41m x 3.45m)

with a double glazed window to the rear and a double glazed sliding door that opens to the rear garden. There is a panel radiator and a feature coal effect gas fire set into a decorative surround.

Dining Room 11'9 x 9'9 (3.58m x 2.97m)

entered via a stunning pair of Oak framed doors that illuminate the reception hall and having a double glazed window that overlooks the rear garden.

Kitchen 15' x 8'7 (4.57m x 2.62m)

with a double glazed window to the rear and a double glazed door opening to the garden. The kitchen is well equipped with a modern range of cupboards, drawers and work surfaces, a single drainer sink with mixer tap and enjoying an AEG four ring induction hob with extractor hood above. There is a Bosch raised twin oven close by, along with a useful pull 'pantry' cupboard, plumbing for washing machine and dishwasher, along with a modern wall panel radiator and a 'Baxi' gas combination boiler.

First Floor Landing

with a double glazed window to the front standing over the Oak finished staircase, a panel radiator and access to the loft space via a fitted ladder. A linen cupboard provides shelving and has a panel radiator.

Doors lead off to:

Bedroom One 12'7 x 11'4 (3.84m x 3.45m)

having a double glazed window to the rear overlooking the delightful rear garden, and a panel radiator.

Bedroom Two 12'7 x 8'9 (3.84m x 2.67m)

with a double glazed window to the rear, a panel radiator and a door to: Ensuite: which is fitted with a modern white suite comprising a low level WC, a wash basin and a wide walk in shower enclosure with a glass splash screen and a hot water shower.

Bedroom Three 12'7 x 9'9 (3.84m x 2.97m)

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

Bedroom Four 11'4 x 7'6 (3.45m x 2.29m)

with a double glazed window to the front, a panel radiator and a useful walk in store cupboard.

Family Bathroom

This generous bathroom space has been refitted with a modern white suite comprising a low level WC, a pedestal wash basin and a P shape bath with a glass splash screen, a tiled surround and a hot water shower. The room is complemented by a ceramic tiled floor and inset spotlights.

Outside

The property stands on a fantastic mature plot, with front enclosed by established hedging and planted with an interesting variety of specimen trees. The driveway creates off road parking for several cars having further space available to the left hand side of the property. There is gated access on both sides of the property that lead to the real star of the show being the rear garden.

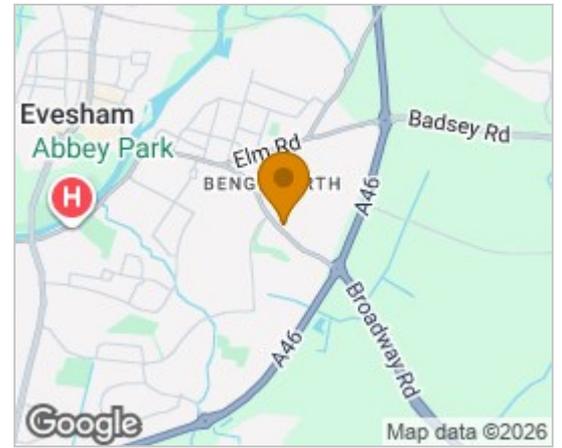
This generous space has been lovingly maintained by the current owners who have taken care of the wide areas of lawn that enjoy well stocked borders, established trees and shrubs and a stone paved terrace. There is also a useful outside water supply and timber built summer house to enjoy those lazy Summer afternoons.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

