Lunns Gardens | | Evesham | WR11 2RR

Guide Price £335,000

COOPER & CO

Key features

- NO ONWARD CHAIN
- FOUR BED DETACHED HOME
- VERSATILE LIVING
- BRIGHT LOUNGE WITH PATIO DOORS
- KITCHEN AND UTILITY
- BEDROOMS 1 & 2 WITH FITTED WARDROBES
- FAMILY BATHROOM, EN-SUITE & WC
- LARGE REAR GARDEN
- VIEWINGS 7 DAYS A WEEK

Description

** WELL PRESENTED & SPACIOUS FOUR BEDROOM DETACHED PROPERTY WITH REAR GARDEN IN POPULAR CUL DE SAC ** Internally the property boasts 4 bedrooms, family bathroom, WC, great sized living room with patio doors to the rear, fully fitted kitchen, dining room/study . Externally the property benefits from a garage and off road parking, with large rear garden with pedestrian access.

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements.The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required.The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Front

Property is approached via block paved driveway for ample parking with well mature front garden. Single Garage and pedestrian side access.

Hallway

Wood affect laminate flooring, radiator, door to lounge, kitchen, dining room,. utility, downstairs wc and stairs to first floor.

Lounge

Wooden effect lamindate flooring underfoot, radiator, fireplace with surround , UPVC DG patio doors to rear garden.

Dining Room/Study

Wooden effect laminate flooring underfoot, radiator, UPVC DG bay window to front aspect.

Kitchen

Vinyl flooring, mix of wall and base units surmounted by worksurface, integrated oven, gas hob and extractor over, dishwasher, fridge and freezer. Sink with mixer taps and drainer. UPVC DG window to rear aspect.

Utility Room

Vinyl flooring, base units surmounted by worksurface and space for white goods, sink with mixer taps with draining board and UPVC DG door to rear access,

Downstairs WC

Vinyl flooring, radiator, stand alone wash basin, low flush wc & UPVC DG frosted window to the front aspect.

Landing

Carpeted flooring, access to 4 bedrooms,Airing Cupboard with hot water cylinder and family bathroom. Loft access.

Bedroom 1
Carpet underfoot, fitted wardrobes, UPVC DG dual windows to front aspect, radiator and access to ensuite.

Bedroom 1 En-Suite
Vinyl flooring underfoot, low flush wc, wash hand basin, step in shower. UPVC DG Frosted window to side aspect.

Bedroom 2
Carpet underfoot, fitted wardrobe, UPVC DG window to front aspect, radiator.

Bedroom 3
Carpet underfoot, UPVC DG window to rear aspect, radiator.

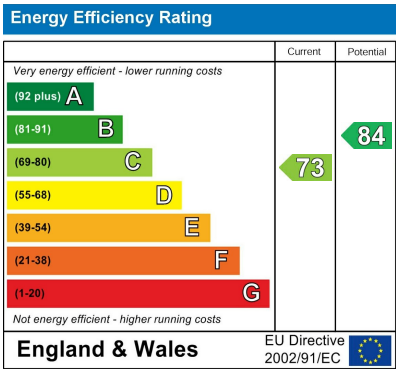
Bedroom 4
Carpet underfoot, UPVC DG window to rear aspect, radiator.

Family Bathroom
Vinyl flooring, bath , stand alone wash hand basin, radiator, low flush wc and UPVC DG frosted window to side aspect.

Rear Garden
Generous rear garden made up of a mix of patio, graveled and lawned. Fencing and wall securing and create privacy. North East Facing. Pedestrian gate to front of property.

Location
Lunns Gardens is a popular residential development on the northern side of Evesham, offering a convenient location for families and commuters alike. The area is within easy reach of Evesham town centre, which provides a wide range of shops, supermarkets, cafés, leisure facilities and everyday amenities, while nearby road links offer good access to Worcester, Cheltenham and the M5. Families are well served by local schooling, including St Andrew's CofE School and Nursery within walking distance, with The De Montfort School and the highly regarded Prince Henry's High School also close by.

Floor plans



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