



Wards Close | | Evesham | WR11 3DH  
Guide Price £415,000

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COOPER & CO  
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## Key features

- 4 Bedroom Detached
- Generous Plot
- Approx. 77ft x 32ft Rear Garden
- Backs Into Badsey Lane Nature Reserve
- Oozes Potential
- Off-Street Parking for 3+
- **\*\*VIEWINGS AVAILABLE 7 DAYS A WEEK\*\***

## Description

**\*\*4 BEDROOM DETACHED FAMILY HOME SITTING ON A GENEROUS PLOT WITH LARGE REAR GARDEN BACKING ONTO BADSEY LANE NATURE RESERVE IN POPULAR RESIDENTIAL LOCATION\*\*** Internally the property boasts 4 bedrooms, family bathroom, kitchen/ diner, lounge downstairs wc, conservatory and garage converted to internal storage. Externally is where the property really comes into its own with a generous frontage and approximately 77ft x 32ft rear garden backing onto Badsey Lane Nature Reserve.



## Front

Property is approached by a generous driveway for 3+ cars with a mix of gravel, tarmac and grassed areas with paving slabbed path to front entrance and side access's.

## Kitchen/Diner

Fully fitted kitchen with mix of wall and base units surmounted by worktop and integrated double oven, sink with mixer taps and drainer, hob with extractor over and splash back tiles. Vinyl flooring underfoot, UPVC DG windows to side aspect. UPVC DG bay window to front aspect and UPVC DG door giving side access.

## WC

Lino flooring, toilet, stand alone wash hand basin, radiator, UPVC DG window to front aspect.

## Lounge

Carpeted flooring, radiator, feature fire and surround, UPVC DG window to rear aspect and sliding patio doors to conservatory.

## Conservatory

Half brick built, UPVC DG windows to side & rear aspects with UPVC DG patio doors to rear garden with Lino flooring underfoot.

## Converted Garage

Original integral garage converted to internal storage. Carpeted flooring, electric, lighting and radiator.







#### Landing

Carpeted flooring, UPVC DG window to side aspect, doors leading to 4 bedrooms, family bathroom and Airing Cupboard.

#### Bedroom 1

Carpet underfoot, radiator, fitted wardrobes with mirrored sliding doors and 2x UPVC DG windows to rear aspect.

#### Bedroom 2

Carpeted flooring, radiator, UPVC DG windows to rear aspect.

#### Bedroom 3

Carpeted flooring, radiator, UPVC DG to front aspect.

#### Bedroom 4

Wooden flooring underfoot, UPVC DG to front aspect and radiator.

#### Family Bathroom

Lino underfoot, fully wall paneled, stand alone wash hand basin, bath with shower over, low flush wc, radiator and UPVC DG window to side aspect.

#### Rear Garden

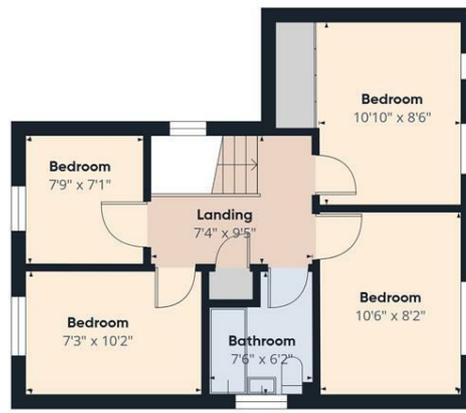
Generous sized (approx. 77ft x 32ft) rear garden backing onto Badsey Lane Nature Reserve. Laid to lawn with well planted borders and patio areas with side access.

# Floor plans



Floor 0

Approximate total area<sup>m</sup>  
1193 ft<sup>2</sup>

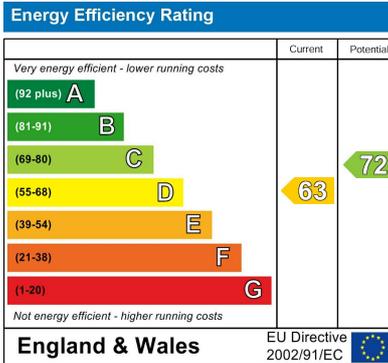


Floor 1

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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