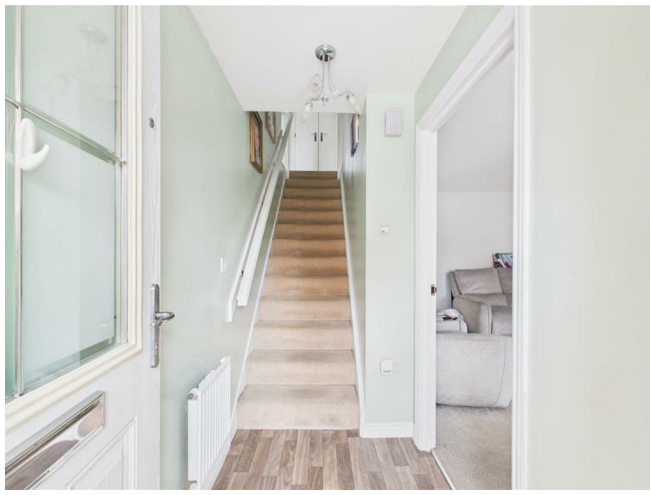
Codling Road | | Evesham | WR11 3JE

Offers Over Guide Price £395,000

COOPER & CO

Key features

- 4 Good Sized Bedrooms
- Well Presented & Modernized Through-Out
- Fabulous Modern Extension
- Open Plan Kitchen/ Diner
- 2 Bathrooms & WC
- Garage & Parking
- Popular Location
- **VIEWINGS AVAILABLE 7 DAYS A WEEK**



Description

TASTEFULLY EXTENDED & WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME WITH PARKING & GARAGE IN POPULAR LOCATION
Internally the property boasts 4 good sized bedrooms, ensuite to master, family bathroom, lounge, open plan kitchen/ diner, utility room, downstairs wc and integral garage. Externally the property benefits from ample off-street parking, well presented low maintenance rear garden and side 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 driveway for ample parking with well kept front garden.

Hallway
Wood affect vinyl flooring, radiator, door to lounge and stairs to first floor.

Lounge
Carpet underfoot, radiator, understairs storage, UPVC DG bay window to front aspect and doors leading to kitchen diner.

Kitchen Diner
Tiled flooring, mix of wall and base units surmounted by worksurface, integrated double oven with gas hob and extractor over, sink with mixer taps and drainer. UPVC DG window to rear aspect.

Sun Room
Tiled flooring, sky lights and UPVC DG windows to side and rear aspects and UPVC DG door to rear garden.

Utility Room
Tiled flooring, base units surmounted by worksurface and space for white goods. Doors leading to garage and UPVC DG door to rear access,

Garage
Concrete base, electric & lighting.

Landing
Carpeted flooring, radiator, access to 4 bedrooms, storage unit, Airing Cupboard and family bathroom.

Bedroom 1
Carpet underfoot, UPVC DG bay window to front aspect, radiator and access to ensuite.

Ensuite
Vinyl flooring underfoot, low flush wc, wash hand basin vanity unit, heated towel rail, step in shower.

Bedroom 2
Carpeted flooring, radiator, UPVC DG window to front aspect.

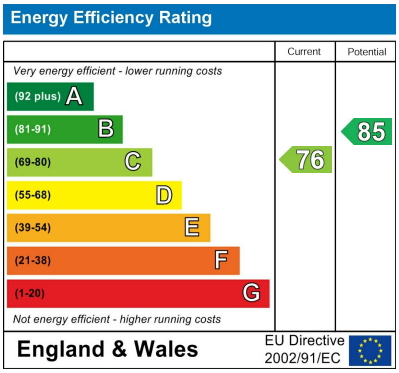
Bedroom 3
Carpeted flooring, radiator, UPVC DG window to rear aspect.

Bedroom 4
Carpeted flooring, radiator, UPVC DG window to rear aspect.

Family Bathroom
Wood affect vinyl flooring, bath with shower over, stand alone wash hand basin, radiator low flush wc and UPVC DG window to rear aspect.

Rear Garden
Secured, fenced and well presented rear garden with a tasteful mix of patio and AstroTurf areas with side access.

Floor plans



COOPER & CO

1 Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000
sales@cooperandcoestateagents.co.uk