



# Leggett & James

The Vale of Evesham Property Experts



## 2 Top Street

Charlton, Pershore, WR10 3LE

Asking Price £340,000



Set in the heart of the beautiful village of Charlton, this semi detached house has enjoyed much attention from the owners, who have updated and renovated the property to create a comfortable rural home.

There is a stunning open plan modern kitchen dining room, a living room with a feature wood burner, a stylish refitted bathroom and outside a fantastic cocktail terrace, ideal for those rare sunset evenings.

Viewing of this superb example is highly recommended to appreciate all that is on offer.



### The Village of Charlton

Charlton is a charming Worcestershire village set between the River Avon and the slopes of Bredon Hill, offering a perfect blend of rural tranquillity and everyday convenience. Ideally located just a short drive from both Evesham and Pershore, it enjoys a peaceful countryside setting while remaining well connected for local amenities and schooling.

Centred around its attractive village green, Charlton retains a strong sense of community, with local events and a welcoming village pub forming the heart of village life. The surrounding landscape is rich in natural beauty, with riverside walks and open countryside right on the doorstep, making it ideal for those seeking a quieter pace of life.

With its mix of character homes, scenic surroundings and convenient location within the Vale, Charlton is a highly desirable village for buyers looking to enjoy the best of Worcestershire living.

### Reception Hall

A modern multi lever entrance door opens into the hall with a double glazed window, a panel radiator, stairs to the first floor with a useful cupboard below, Karndean wood design floor covering, which continues into the kitchen and door to:

### Living Room 16'7 x 11'9 (5.05m x 3.58m)

With a feature inset wood burning stove having a decorative mantle timber above, TV connection, two panel radiators and double glazed sliding door that opens to the Garden Room: 8'3 x 4'3 which has double glazed windows and door opening to the Cocktail Terrace.

### Open Kitchen Dining Room 13' 7 x 8'8 + 11'4 x 10'3 (3.96m 2.13m x 2.64m + 3.45m x 3.12m)

This stunning open plan room enjoys double glazed windows to the front and side, inset spotlighting and a panel radiator. The stylish modern kitchen enjoys a range of cupboards, drawers and work surfaces, which have an inset sink with mixer tap. The kitchen is also well equipped with a variety of integral appliances including a slimline dishwasher, fridge and freezer, along with plumbing for a washing machine. The floor standing Worcester boiler is set behind a concealed cupboard, whilst a double glazed door opens to:

### Rear Hall & Cloakroom

With a double glazed door opening to the rear terrace and a door to the Cloakroom: having a modern white low level WC and a matching wash basin.

### First Floor Landing

Having access to the loft space and to the Airing Cupboard, which has a foam lagged immersion heater and provides additional storage.

Doors to:

### Bedroom One 13' 7 x 10'4 (3.96m 2.13m x 3.15m)

With a double glazed window to the front, a panel radiator, inset spotlighting and a stylish range of wardrobes set along one wall with sliding mirror doors.

### Bedroom Two 12'4 x 8'6 (3.76m x 2.59m)

Having a double glazed window to the front and a panel radiator.

### Bathroom

The bathroom has a double glazed window with satin privacy glass to the rear and has been refurbished to create a feature modern room. The white suite comprises a low level WC, a panel bath with a mixer tap, a vanity wash basin and a rainfall shower enclosure complemented by decorative acrylic panels. The room also enjoys inset spotlighting and a contemporary wall mounted heated towel rail.

### Outside

The front of the property offers plenty of parking with a brick effect driveway providing off road parking and access to the garage. This is complemented by a wide space set down to decorative stone to create further parking. A gated side access opens to:

The property enjoys an elevated position which has been enhanced by the sellers, who have created a modern raised timber deck area which is designed to create a perfect space for out door entertaining, relaxing and enjoying the evening sunsets, as it all enjoys a favourable Westerly facing aspect.

### 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.

### Digital Imagery

Please be advised that elements of our digital imagery has been enhanced to display this property.

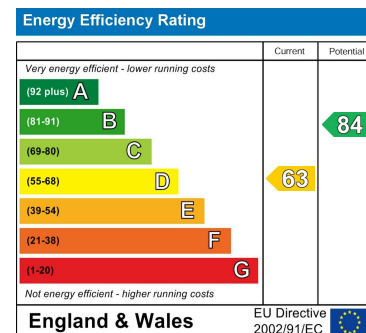
## Area Map



## Floor Plans



## Energy Efficiency Graph



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