Leggett & James

The Vale of Evesham Property Experts



35 Lodge Park Drive

, Evesham, WR11 3JY

£350,000

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Set on the outskirts of Evesham in a development created by Redrow Homes, this three bedroom detached house is offered to a lovely standard and enjoys a fantastic secluded rear plot with an enviable southerly facing aspect.

The well appointed accommodation enjoys a living room, a feature open plan kitchen dining room, cloakroom, a master bedroom with ensuite, two further bedrooms and a family bathroom.

Outside there is plenty of off road parking, a detached single garage and the generous enclosed rear garden, which is the perfect place to entertain and relax.







Reception Hall
A multi lever front door opens to the reception hall, with a radiator, stairs to the first floor and doors leading off to:

Cloakroom
having a modern white low level WC and wash basin.

Living Room 18'10 x 10'9 (5.74m x 3.28m)
with double glazed windows on two aspects, media connection points and a useful built in store cupboard.

Open Plan Kitchen Diner 18'10 x 10'11 (5.74m x 3.33m)
this feature open plan room has double windows and twin doors leading to the rear garden. The is decorative tiled floor that flows through the room, whilst the well equipped kitchen enjoys a range of cupboards, drawers and work surfaces including a single drainer sink. There is a five ring gas cooker hob with an extractor hood above, along with integral appliances including a fridge/freezer and a dishwasher. A door opens to a Utility cupboard, which provides store space along with plumbing for a washing machine and space for a tumble dryer.

First Floor Landing
with access to the loft space and to a useful cupboard which also houses the gas central heating boiler.

Bedroom One 11'5 x 11' (3.48m x 3.35m)
having a double glazed window, media connections, a panel radiator and two built in wardrobes. A door opens to:

Ensuite
with an obscure double glazed window and fitted with a modern white suite comprising a low level WC, a wash basin and a double walk in shower enclosure with a sliding glass door and hot water shower.

Bedroom Two 10'9 x 9'5 (3.28m x 2.87m)
with a double glazed window to the front and a radiator.

Bedroom Three 10'9 x 9'3 (3.28m x 2.82m)
having a double glazed window and a radiator.

Family Bathroom
with an obscure double glazed window and fitted with a modern white suite comprising a low level WC, a wash basin and a panel bath with a decorative tiled surround.

Outside garage 19' x 9'7 (garage 5.79m x 2.92m)
The property enjoys an enviable plot, set with an area of planted front garden stocked with flowers and shrubs. A driveway provides off road parking and access to a Detached Single Garage: with an up and over door, power and lighting. A side gate opens to the rear garden, which is the star of the show, with its preferrable Southerly facing aspect and enjoying a great secluded spot. The garden is set out to lawn with stocked borders along with a paved patio terrace, which is the perfect spot to relax or entertain on.

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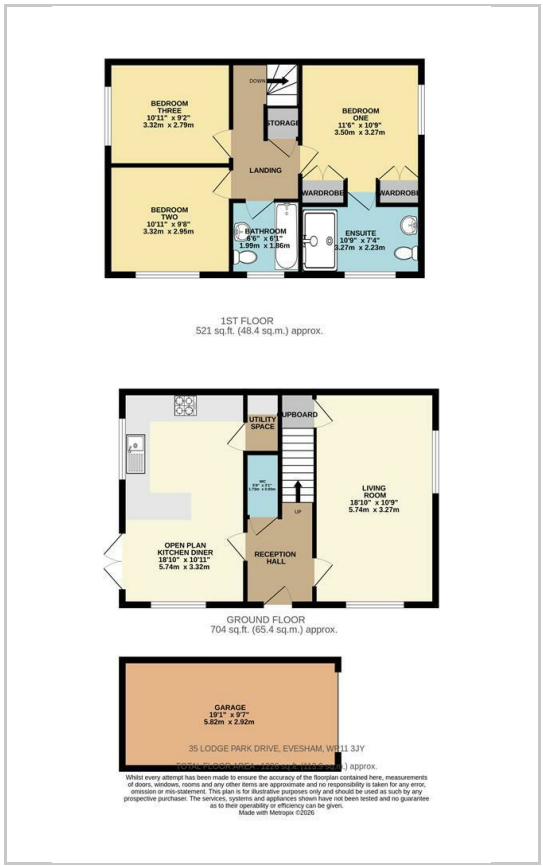
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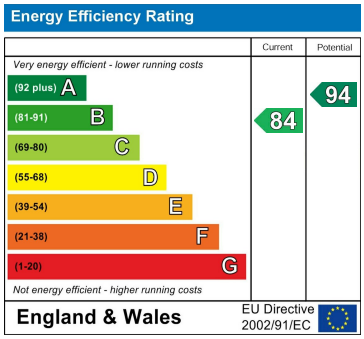
Area Map



Floor Plans



Energy Efficiency Graph



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