Leggett & James

The Vale of Evesham Property Experts

48 Clyde Avenue

Evesham, Worcs, WR11 3FE

Asking Price £475,000

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Situated within the highly desirable Cotswold Rise development, this impressive detached family home combines generous living space with modern-day practicality, making it an ideal choice for growing families.

Beautifully arranged throughout, the property offers three versatile reception rooms, providing excellent space for both everyday family life and entertaining. At the heart of the home is a spacious breakfast kitchen, complemented by a separate utility room and opening seamlessly into a bright and welcoming garden room, creating a superb sociable living space.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

Outside, the property enjoys a private, enclosed rear garden, perfect for relaxing or entertaining, together with a double garage and ample off-road parking.

Occupying a peaceful position within a quiet cul-de-sac, this superb home offers the perfect balance of tranquillity and convenience, with excellent local amenities, schools and transport links all within easy reach.

The Entrance
An obscure double glazed front door stands under an open canopy porch and leads to:

Reception Hall
Having a wood laminate floor, radiator, stairs to the first floor with a useful under stairs storage cupboard and doors to:

Cloakroom
Having an obscure double glazed window to the front, wood laminate flooring, radiator and a white suite comprising of a low level WC and a pedestal wash hand basin.

Living Room 18'11" x 11'3" (5.78m x 3.44m)
Having a double glazed window to the front and twin double glazed doors, with double glazed windows to either side, opening to the garden room. There are two radiators,, television point, telephone point and a coal effect gas fire set in a decorative stone cut surround.

Dining Room 11'2" x 11'0" (3.41m x 3.36m)
Having a double glazed window to the front and a radiator.

Breakfast Kitchen 11'1" x 9'8" (3.4m x 2.96m)
Having a double glazed window to the rear and a radiator. The kitchen is fitted with a selection of wall and base units with work surfaces and matching returns. There is an one and a half bowl sink, space for a range cooker with extractor hood over, space for a fridge freezer and an integrated dishwasher. Twin double glazed doors open to the Garden Room and a door opens to:

Utility Room 8'7" x 5'6" (2.64m x 1.69m)
Having a double glazed door to the side, extractor fan and a radiator. There is a wall mounted gas fired 'Worcester' boiler, space and plumbing for a washing machine, space for a tumble dryer, work surfaces and cupboards.

Garden Room 16'10" max(8'7" min) x 11'7" max(6'3" min) (5.15m max(2.62m min) x 3.54m max(1.92m min))
This feature room has double glazed windows and doors to the garden, tiled floor, radiator, a wall mounted electric heater and a television point.

First Floor Landing
Having a feature double glazed arched window to the rear, a radiator, access to loft space, door to airing cupboard and doors to:

Bedroom One 11'1" x 10'0" (3.4m x 3.05m)
Having a double glazed window to the side, a decorative circular window, a vaulted ceiling and twin double glazed doors open to a Juliet balcony. There is a radiator, television point and built in wardrobes. A door opens to:

En Suite
Having an obscure double glazed window to the side, tiled floor and a heated towel rail. The white suite comprises of a low level WC, vanity wash hand basin with cupboard below and a double width curved shower cubicle.

Bedroom Two 11'7" x 9'10" (3.54m x 3.02m)
Having a double glazed window to the rear, radiator, television point and a built in double wardrobe.

Bedroom Three 11'5" x 8'11" (3.49m x 2.72m)
Having a double glazed window to the front, radiator, television point and a built in double wardrobe.

Bedroom Four 8'11" x 8'9" (2.72m x 2.68m)
Having a double glazed window to the front, radiator, telephone point and television point.

Bathroom 8'11" x 5'6" (2.72m x 1.69m)
Having an obscure double glazed window to the front, tiled floor, heated towel rail, extractor fan and spotlights. The white suite comprises of a low level WC, vanity wash hand basin with cupboard below, panel bath with central mixer tap and a corner shower cubicle.

Outside
The front garden is laid to lawn with a block paved driveway providing off road parking for several vehicles and leading to the Detached Double Garage 5.55m x 5.43m (18'2" x 17'9") : having two up and over doors, power, light, eaves storage and a side access door.
The enclosed rear garden has a wide paved terrace that gives way to an area of lawn with established well stocked borders. There is gated pedestrian access to the side of the house opening to the driveway.

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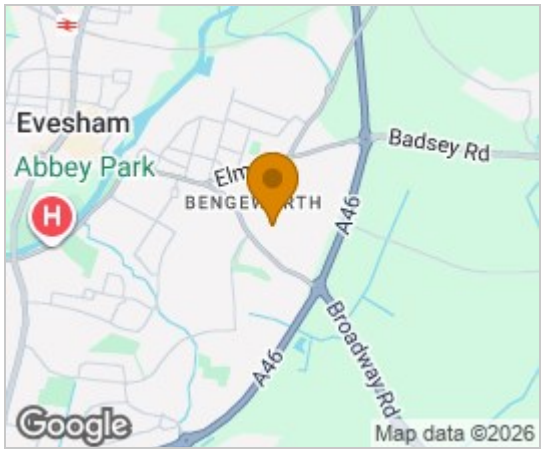
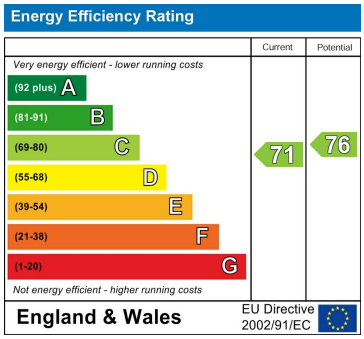
Area Map



Floor Plans

Energy Efficiency Graph



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