

Church Street | | Evesham | WR11 1ER

Guide Price £475,000

COOPER & CO

Key features

- DETACHED THREE BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN DINING SNUG ROOM
- LOUNGE WITH BAY WINDOW
- UTILITY ROOM
- FAMILY BATHROOM, EN - SUITE AND WC
- SUN ROOM, OFFICE, BAR AND HOT TUB AND SEATING DECK
- LOFT ROOM
- EXPANSIVE AND VERY SPACIOUS VERSATILE LIVING
- SOUTH EAST FACING GARDEN
- VIEWINGS 7 DAYS A WEEK

Description

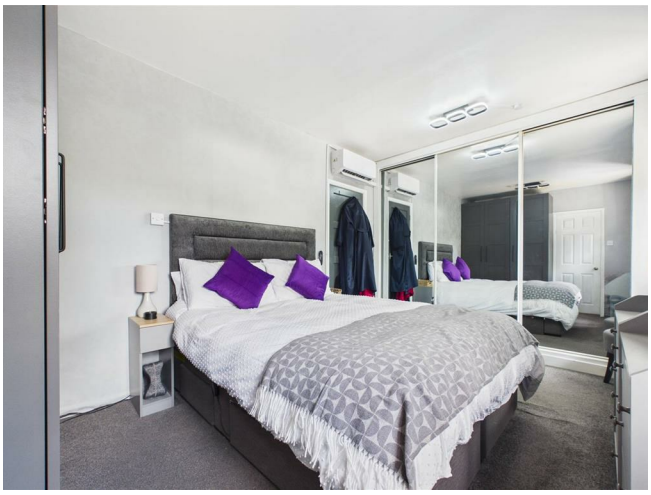
*** IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME, PERFECT FOR ENTERTAINMENT AND VERSATILE LIVING IN SOUGHT AFTER LOCATION OF EVESHAM ***

Internally downstairs a fantastic open kitchen diner snug room, utility, lounge,downstairs wc, storage cupboard. Externally the property benefits from a large private driveway for 5+ cars, garage, the property benefits from three double bedrooms, bedroom's one with en-suite, family bathroom and access to loft room. Pedestrian access to the rear. Garden at the rear which provides a sun room, office, bar and hot tub area, with decked seating area and patio.

Situated in the Bengeworth area of Evesham, close to the town centre and within easy reach of local shops and everyday amenities. The area benefits from several nearby bus stops and Evesham railway station providing rail connections to destinations including Worcester, Cheltenham and London Paddington. Families are well served by local schools, with The De Montfort School, Bengeworth CE Academy and St Richard's CofE First School all within roughly 0.4 miles, while Prince Henry's High School is around 0.7 miles away.

Agents Note:
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.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves









Front
Property is approached via a block paved driveway with ample parking for 5+ cars. Pedestrian gated access to the rear on both sides of the property.

Hallway
Laminate flooring, access to Lounge, Kitchen Dining room, wc and stairs to first Floor.

Living Room
Carpeted flooring, 2 radiators, feature fireplace with surround. UPVC double glazed bay window to front aspect.

WC
Vinyl Flooring, stand alone hand basin, low flush wc, radiator. UPVC DG frosted window to side aspect.

Kitchen
Laminate flooring underfoot, fully fitted kitchen with two integrated oven, gas hob with extractor over, and dishwasher. Mix of wall and base units surmounted by work surface. Sink with taps and drainer. Space for white goods. UPVC double glazed window to side aspect and adjacent Dining Room / Snug Area.

Dining Room/Snug
Laminate flooring underfoot, radiator, storage cupboard , UPVC Patio doors to rear garden, UPVC door to Utility room.

Utility room
Vinyl flooring underfoot, work surface with wall units, space for washing machine, and tumble dryer. UPVC door to driveway/side access to property. UPVC DG window to rear aspect.

Landing
Carpet flooring underfoot, access to bedroom one, two and three and loft room, family bathroom. Access to storage cupboard and further storage space. UPVC frosted dual windows to the side aspect.









Bedroom One
Carpeted flooring, radiator, fitted wardrobes and access to en suite., Double glazed windows to the rear aspect. Air Conditioning System.

Bedroom One En-Suite
Vinyl flooring underfoot, walk in shower, stand alone wash hand basin, low flush wc. Heated towel rail.

Bedroom Two
Carpeted flooring, radiator, UPVC DG bay window to front aspect. Feature fireplace with surround. (Wardrobe not fitted but option to come with property) Air Conditioning System.

Bedroom Three
Carpeted flooring, radiator, UPVC DG window to side aspect. (Wardrobe not fitted but option to come with property) Air Conditioning System.

Family Bathroom
Vinyl flooring underfoot, bath with shower over, wash hand basin, low flush wc, heated towel rail. Frosted UPVC window to the front aspect.

Loft Room
Carpet flooring under foot, access via stairs, window to rear aspect. - Potential to convert into bedroom (subject to planning permission and building regs)

Rear
Enclosed secure south east facing garden with a good mix of patio and lawned area, with office space, decked seating area, hot tub area and bar. Office and bar have power and light, with secure doors and DG windows. Hot tub area has DG UPVC bi fold doors and adjacent to the bar. All versatile rooms to suit anyone's needs or to keep the same for the perfect family and friends entertainment.

You also have access to single detached garage (we have been made aware that this garage may potentially have asbestos due to the age, tbc via surveys and solicitors) and gate to provide further storage via a shed behind the garage.

To the right side of the rear of the property is a gate that leads to a further sun room which is currently used for storage, and provides access to the front of the property.

Floor plans



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

1984 ft²

Reduced headroom

48 ft²



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



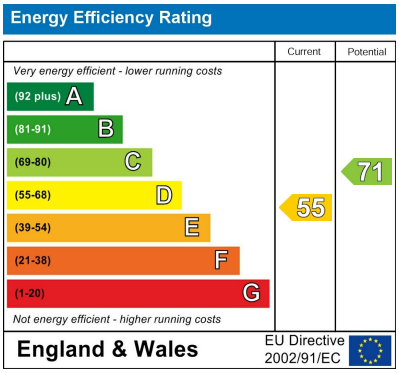
Floor 0 Building 4

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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