



Leggett & James

The Vale of Evesham Property Experts



44 Cartwright Way

Evesham, Worcs, WR11 2RS

Asking Price £365,000



This is a perfect example of a modern detached family home, set in a great plot and presented in lovely order throughout by the sellers.

The accommodation enjoys three bedrooms with an ensuite to the master, a comfortable living room, cloakroom and an open plan kitchen dining room that opens out to the rear garden.

The property has a fantastic plot, with a walled enclosed garden space, off road parking for several vehicles and a detached garage.

Viewing of this really lovely home is highly recommended to appreciate the quality of the house and the plot it enjoys.



Reception Hall

The property is entered by a multi lever front door into the hall, which enjoys a feature wood style hard floor covering, a panel radiator and stairs to the first floor with a useful cupboard below. Doors to:

Cloakroom

having an obscure double glazed window to the front, a panel radiator and a white suite with a low level WC and a wash basin.

Living Room 16'10 x 10'2 (5.13m x 3.10m)

with three double glazed windows, two radiators and a feature media wall which creates space for a screen, wifi router and a enjoys a feature electric fire below.

Kitchen Dining Room 16'10 x 10'7 (5.13m x 3.23m)

this feature open plan space enjoys double glazed windows, stylish tiled style flooring and is fitted with an attractive range of gloss finish cupboard and drawers, work surfaces and a single drainer sink with mixer tap. The four ring gas cooker hob has an extractor hood above, whilst a raised electric oven is set close by. The kitchen also offers an integral fridge, freezer, dishwasher and plumbing for a washing machine. Twin double glazed doors open to the rear garden.

First Floor Landing

with access to the loft space and doors to:

Bedroom One 12'10 max x 10'2 (3.91m max x 3.10m)

with two double glazed windows, a panel radiator and a fitted double wardrobe with sliding mirror doors. Door to Ensuite: with an obscure double glazed window to the front and fitted with a modern white suite comprising a low level WC, a pedestal wash basin and shower enclosure with a folding glass door and a 'Mira' electric shower.

Bedroom Two 10' (10'8 max) x 8'7 (3.05m (3.25m max) x 2.62m)

with double glazed windows to the front and side and a panel radiator.

Bedroom Three 10'8 x 7'1 (3.25m x 2.16m)

with a double glazed window to the side and a panel radiator.

Bathroom

having an obscure double glazed window to the front, a panel radiator and fitted with a modern white suite, comprising a low level WC, a pedestal wash basin and a panel bath with a mixer tap and a decorative tiled surround.

Outside

The property enjoys a lovely corner plot and provides plenty of off road parking on the driveway which is found at the rear of the house along with a Detached Single Garage 16' x 8' with an up and over door.

The garden enjoys the advantage of being enclosed by brick walls and has been landscaped to provide a wide paved terrace, ideal for outdoor entertaining and relaxing. There is also an area of lawn edged by maturing shrub borders.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

