



# Leggett & James

The Vale of Evesham Property Experts



## 11 St. Pauls Close

Evesham, Worcestershire, WR11 2EY

Asking Price £325,000



\*\*\*EXTENDED FOUR BEDROOM FAMILY HOME LOCATED WITHIN A POPULAR CUL DE SAC\*\*\*

This extended four bedroom family home is located within a cul de sac on the ever popular 'charity crescent' development, close by to great amenities and transport links.

The property boasts four bedrooms, generous & flexible ground floor reception space and a well kept enclosed rear garden. The property would make a perfect family home.



**The Property**

Upon arrival at the property you can appreciate the position within a popular cul de sac and will find off road parking for two vehicles to the front.

The spacious ground floor comprises: entrance hall, living room, kitchen, dining area, family room, ground floor WC.

The first floor comprises: first floor landing, four well proportioned bedrooms and the family bathroom.

The property further benefits from gas central heating and double glazing throughout.

Tenure - Freehold  
Council Tax Band - C

**Entrance Hall**

The welcoming entrance hall makes a great first impression for the home. The entrance hall has a door opening into the living room, panel radiator and stairs rising to the first floor.

**Living Room 14'11 x 11'6 (4.55m x 3.51m)**

The spacious living room is the ideal place to relax and unwind. The room has a double glazed window to the front aspect and panel radiator.

**Kitchen 10'1 x 7'2 (3.07m x 2.18m)**

The modern kitchen is open to the dining area and family room, ideal for those that like to entertain, the room has a double glazed window to the rear aspect. The kitchen has a range of wall & base units, sink with drainer and space for a washing machine, tumble dryer, dishwasher and oven.

**Dining Area 10'2 x 7'5 (3.10m x 2.26m)**

The dining area is open to the kitchen and family room, ideal for those that like to entertain. The room has a double glazed window and door to the rear aspect, opening into the garden, two panel radiators, useful storage cupboard (under the stairs) and space for an 'American' style fridge freezer.

**Family Room 12'2 x 7'8 (3.71m x 2.34m)**

This versatile space is formed by part of the double story extension. The room could be used for a number of purposes including a home office, play room, family room or separate snug area. The room has a double glazed window to the front aspect and panel radiator.

**Ground Floor WC 7'8 x 3'2 (2.34m x 0.97m)**

The useful ground floor WC has a double glazed window to the side aspect. The suite comprises of a low level WC and hand wash basin.

**First Floor Landing**

The first floor landing has doors opening into all four bedrooms, the family bathroom and a useful storage cupboard.

**Bedroom One 14'1 x 8'8 (4.29m x 2.64m)**

Double bedroom with double glazed window to the front aspect and panel radiator.

**Bedroom Two 11'4 x 8'1 (3.45m x 2.46m)**

Double bedroom with double glazed window to the rear aspect and panel radiator.

**Bedroom Three 12'2 x 7'8 (3.71m x 2.34m)**

Double bedroom with double glazed window to the front aspect and panel radiator.

**Bedroom Four 9'1 x 6'5 (2.77m x 1.96m)**

Bedroom with double glazed window to the front aspect and panel radiator.

**Bathroom 6'5 x 5'6 (1.96m x 1.68m)**

The modern family bathroom has a double glazed window to the rear aspect. The suite comprises of a low level WC, hand wash basin, bath with shower over and shower screen and heated towel rail.

**Outside**

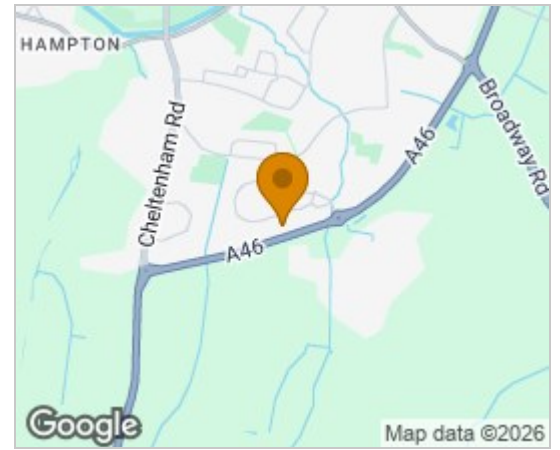
As you approach the property you can appreciate the position within a popular cul de sac and will find off road parking for two vehicles to the front.

To the rear of the home is a well presented rear garden. The garden has a spacious patio with lawn beyond and a side gate for rear access.

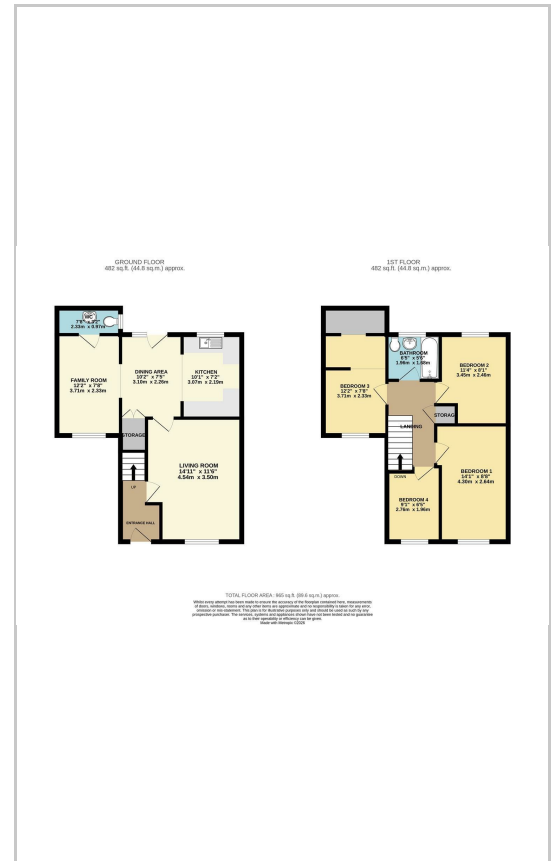
**Referrals**

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.

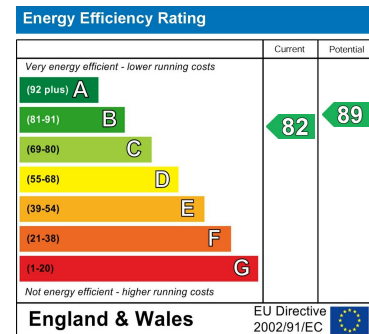
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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