



Withy Trees Road | South Littleton | Evesham | WR11 8YA

Guide Price £320,000

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COOPER & CO
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Key features

- DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- EXPANSIVE LOUNGE
- MODERN KITCHEN DINING ROOM WITH PATIO DOORS
- THREE BEDROOMS
- FAMILY BATHROOM, WC & EN-SUITE TO MAIN
- SECURE AND PRIVATE REAR GARDEN
- TANDEM DRIVEWAY FOR 2 CARS
- SOLAR PANELS FOR EFFICIENCY - OWNED AND NOT LEASED
- VIEWINGS 7 DAYS A WEEK

Description

*** MODERN WELL PRESENTED 3 BEDROOM DETACHED FAMILY HOME WITH EN-SUITE TO MASTER, KITCHEN DINER AND GENEROUS LOUNGE IN THE EVER POPULAR VILLAGE OF SOUTH LITTLETON ***

Internally the property boasts 3 bedrooms, family bathroom, en-suite to master, spacious lounge, kitchen diner and downstairs wc. Externally the property benefits from off-street parking for 2 cars, side pedestrian access to a rear garden which is predominately lawned.

- Wychavon CC
- Tax Band - D
- EPC - A



Front

Property is located at the end of a cul de sac location, approached by paved pathway and driveway providing off street parking for 2 cars.

Hallway

Carpet flooring underfoot, access to the Lounge, downstairs WC, and stairs to the first floor.

Lounge

Carpeted underfoot flooring, radiator, UPVC Window to the front aspect, access to storage under stairs cupboard, and Kitchen/ Diner.

Kitchen Dining Room

Tiled underfoot flooring, kitchen sink with drainer and mix of tap, mix of wall and base units surmounted by work surfaces, integrated gas hob with fan extractor above, intergrated double over, wine fridge and dishwasher, radiator, UPVC window to the rear aspect, UPVC patio doors to the rear garden.

Downstairs WC

Tiled flooring underfoot, stand alone wash hand basin, low flush WC, radiator, frosted UPVC window to the front aspect.







Landing

Carpeted flooring, storage cupboard, access to family bathroom, bedrooms one, two and three.

Bedroom 1

Carpeted underfoot flooring, radiator, UPVC window to the front aspect, access to en-suite.

Bedroom 1 En-Suite

Tiled flooring, low flush WC, heated towel rail, wash hand basin, walk in shower, frosted UPVC window to the front aspect.

Bedroom 2

Carpeted flooring underfoot, radiator, UPVC window to the rear aspect.

Bedroom 3

Carpeted flooring, radiator, UPVC windows to the rear aspect.

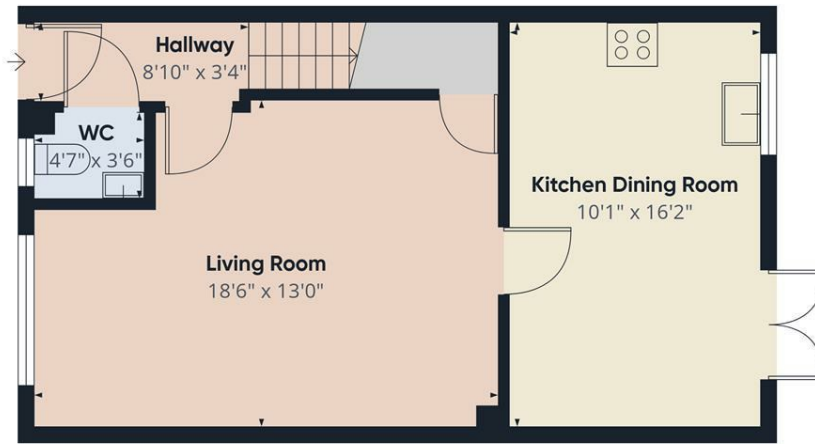
Family Bathroom

Tiled underfoot flooring, tiled walls, wash hand basin, low flush wc, heated towel rail, bath with shower overhead, Frosted UPVC window to the side aspect.

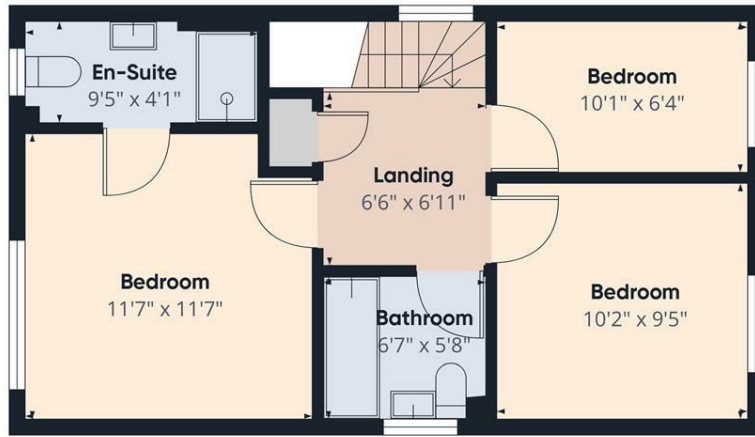
Rear Garden

Expansive South West facing rear garden predominately lawned , fenced with pedestrian gated access to side of property.

Floor plans



Floor 0



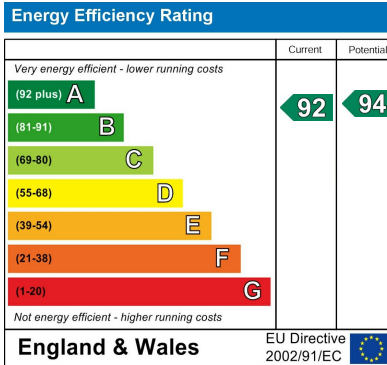
Floor 1

Approximate total area^m
887 ft²

(1) Excluding balconies and terraces.

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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