



# Leggett & James

The Vale of Evesham Property Experts



## 22 Tamar Place

Evesham, Worcs, WR11 3FD

Asking Price £575,000



A stunning well appointed residence set in possibly one of the best plots within the ever desirable Cotswold Rise development.

The well appointed accommodation enjoys four double bedrooms with an ensuite to the master, a generous living room, dining room, home office and garden room. The well equipped kitchen is complemented by a utility room, whilst outside there is plenty of off road parking and an enviable southerly facing rear garden, which has been designed for maximum outdoor entertainment as it has a purpose built multi function covered bar and lounge area.

Viewing of this stunning example is highly recommended to appreciate the plot, position and all round quality that this property enjoys.



### The Entrance

A multi lever front door stands under an open canopy porch, which has an EV charge point and a useful outside power supply.

### Reception Hall

with a double glazed window to the front, a radiator, inset ceiling lights, stairs to the first floor with a useful store cupboard below, a wood laminate floor covering and doors leading off.

### Cloakroom

with an obscure double glazed window to the rear, a radiator and a modern white low level WC and matching wash basin.

### Home Office 15'3 x 8'4 (4.65m x 2.54m)

having a double glazed window to the front and a feature vertical panel radiator in grey.

### Living Room 16'5 x 13'1 (5.00m x 3.99m)

this generous entertainment space enjoys a double glazed bay window to the front, two radiators, TV connection and telephone point. As the rooms centrepiece stands a 'Minster' style fireplace with an inset coal effect gas fire. Twin glass panel doors open to:

### Dining Room 13'9 x 9' (4.19m x 2.74m)

having wall light points, a radiator and twin double glazed doors that open into:

### Conservatory

this is the perfect space to enjoy looking out onto the rear garden on those days when you may not want to be outside. There is a wood laminate floor covering, a radiator along with double glazed windows and doors to the garden.

### Kitchen

with a double glazed window to the rear, inset spotlights and a radiator, the kitchen is well equipped with a range of cupboards, drawers and work surfaces, a single drainer sink. The kitchen enjoys an array of integral appliances that includes a Zanussi microwave, a raised oven and grill, dishwasher and fridge. Door to:

### Utility Room

with a double glazed window to the rear, a radiator and fitted with further cupboards, a work surface with a single drainer sink and spaces for a washing machine and tumble dryer.

### First Floor Landing

with a double glazed window to the front, a radiator, inset spotlighting and an Airing Cupboard. There is also access to the loft with the benefit of a pull down ladder. Doors to:

### Bedroom One 14'1 x 11'1 (4.29m x 3.38m)

with a double glazed bay window to the front, a radiator, TV and telephone connections along with two built in double wardrobes. Door to: Ensuite: this room has benefitted from a stylish refurbishment that offers a modern white suite comprising a low level WC, a vanity wash basin and a double walk in shower enclosure with sliding doors and a multi headed rainfall shower and a heated towel rail. The room is further complemented by decorative tiling, inset spotlights and a range of useful fitted store cupboards.

### Bedroom Two 12'6 x 9'3 (3.81m x 2.82m)

having a double glazed window to the rear, a radiator and a built in wardrobe.

### Bedroom Three 9'2 x 8'8 (2.79m x 2.64m)

with a double glazed window to the rear, radiator and a built in double wardrobe.

### Bedroom Four 10'7 x 8'8 (3.23m x 2.64m)

having a double glazed box window to the front, radiator and a built in double wardrobe.

### Bathroom

having an obscure double glazed window to the rear, radiator and inset spotlights. The white suite comprises a low level WC, a vanity wash basin and a panel bath with a tiled surround, a shower mixer tap and a glass splash screen.

### Outside

The front of the property has been dedicated to provide off road parking for several vehicles and also gives access to the Garage: which has an up and over door, power and lighting. A gated side access opens to the rear garden.

The enviable southerly facing garden enjoys a real degree of seclusion being enclosed by fencing and mature hedges. The garden has been landscaped to create the perfect place to relax and entertain, with a paved terrace leading up to a fantastic timber built bar and lounge. This open fronted (with roll down curtains) enjoys a stunning home bar area with a wood burning stove, a TV connection and a further lounge area making it the place to be on 'those' days and nights when you just have to be outside.

### Digital Photography Disclaimer

"All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations."

"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."

### 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.

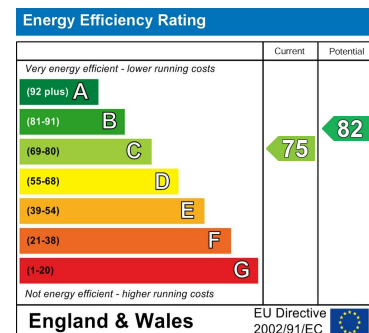
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.