



# Leggett & James

The Vale of Evesham Property Experts



## 7 Sladden Close

Badsey, Evesham, WR11 7AQ

Asking Price £350,000



Nestled in the charming village of Badsey, Evesham, this stunning semi-detached house, built in 2018, offers a perfect blend of modern living and community spirit. With its beautifully presented interiors, this property is an ideal choice for families or those seeking a peaceful retreat.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-designed layout includes three comfortable bedrooms, ensuring that everyone has their own private space. Additionally, there are two modern bathrooms, making morning routines a breeze for busy households.

One of the standout features of this property is its delightful southerly facing rear aspect, which floods the living areas with natural light and creates a warm and inviting atmosphere. The outdoor space is perfect for enjoying sunny days, whether you wish to garden, entertain, or simply unwind.

Parking is a significant advantage here, with space available for up to three vehicles, ensuring convenience for residents and guests alike.



### Reception Hall

A multi lever front door opens to the hall, which enjoys a polished ceramic tiled floor that flows through the cloakroom and kitchen diner. Stairs lead to the first floor and doors open to:

### Cloakroom

Having a modern white low level WC with a matching wash basin, inset spot lighting, radiator and decorative wall tiling.

### Living Room 16'7 x 10'6 (5.05m x 3.20m)

With double glazed windows to the front and side, two radiators, inset spotlighting and media connections.

### Open Plan Kitchen Dining Room 16'7 9'2 (5.05m 2.79m)

This feature open plan room enjoys windows to the side and rear along with twin double glazed windows that open to the rear garden. There is inset spotlighting and a polished tiled floor. The well equipped kitchen enjoys a modern range of white gloss cupboards and drawers, which are complemented by stunning polished Granite work surfaces and a wash bowl with mixer tap.

A five ring 'Neff' induction hob has an extractor hood above and a 'Neff' twin oven below, whilst there is an integral dishwasher, fridge and freezer. The 'Worcester' gas central heating boiler is found concealed in a match cupboard. Door to

### Utility Room 6'4 x 5'7 (1.93m x 1.70m)

With a polished ceramic tiled floor, a radiator and fitted with further cupboards, a work surface with an inset sink and spaces below for a washing machine and a tumble dryer.

### First Floor Landing

Having access to the loft space, an Airing Cupboard and doors leading off to:

### Bedroom One 9'6 x 9'4 (2.90m x 2.84m)

This feature master bedroom enjoys double glazed windows to the rear and side, a built in wardrobe with mirror sliding doors, a radiator and a door to the Ensuite: having an obscure double glazed window to the rear and offering a modern white suite comprising a low level WC, a vanity wash basin and a corner shower with sliding glass doors. The room is complemented by spotlighting, a wall mounted chrome heated towel rail and decorative tiling.

### Bedroom Two 10'8 x 9'8 (3.25m x 2.95m)

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

### Bedroom Three 10'7 x 6'8 (3.23m x 2.03m)

Having a double glazed window to the front, a radiator and a range of built in wardrobes with sliding mirror doors.

### Bathroom

With an obscure double glazed window and fitted with a modern white suite comprising a low level WC, a vanity wash basin and panel bath with a shower mixer tap, decorative tiling and modern vinyl splash panels. There is also a wall mounted chrome heated towel rail.

### Outside

The property enjoys a pleasant corner plot with a brick paved driveway providing off road parking and access to the Garage: 16' x 8' having an up and over door, power and lighting. There is also further area of brick paved parking found at the front of the property.

A gated side access opens to the rear garden, which enjoys a favourable Southerly facing rear garden, which is enclosed by brick walls and fencing, with an area of lawn bordered by established shrubs and a wide paved sun terrace which runs along the rear of the house.

### Referrals

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## Area Map



## Floor Plans



## Energy Efficiency Graph

