



# Leggett & James

The Vale of Evesham Property Experts



## 7 Wisteria Drive

Evesham, Worcs, WR11 3GD

Asking Price £400,000



This superb example of a modern four bedroom detached house, has been lovingly looked after and updated by the current owners, who have refurbished the kitchen with a stunning modern refit.

The well appointed accommodation provides all that you would expect from a home of this calibre with a generous ground floor offering a living room, dining room, cloakroom and the open plan kitchen breakfast room. There are four bedrooms with an en suite to the master and a family bathroom, whilst outside enjoys plenty of off road parking, a single garage and a well established secluded rear garden.

Viewing of this perfect family home is highly recommended to appreciate all the property and the development that it is set on have to offer.



The Location

Set in a popular residential area this four bedroom detached family home is well presented throughout. The property offers accommodation comprising an entrance hall, cloakroom, living room, dining room, breakfast kitchen, four double bedrooms with an en suite to the master and a bathroom. The property has gardens to the front and rear with a driveway leading to a garage.

The historic market town of Evesham sits on the banks of the river Avon and provides for schools of all ages, leisure and shopping amenities along with the art deco Regal Cinema. The Vale of Evesham is ideally placed for anyone looking to commute, as the area enjoys excellent road links and a mainline train station to London Paddington and the larger centres of Worcester, Cheltenham and Stratford upon Avon all within 15 miles.

The Entrance

Standing under a canopy an obscure double glazed front door opens to the Reception Hall: with Karndeian flooring, panel radiator, stairs to the first floor with a walk in cupboard below and doors leading off.

Cloakroom

having a panel radiator, Karndeian flooring, extractor fan, spotlights, a white low level WC and matching pedestal wash hand basin with tiled returns.

Living Room 19'2 x 11'2 (5.84m x 3.40m )

with a double glazed window to the front and twin double glazed doors opening to the rear garden, two panel radiators, fireplace with electric fire and a television point.

Dining Room 11'1 x 10'10 (3.38m x 3.30m )

having a double glazed window to the front and a panel radiator.

Kitchen Breakfast Room 15'7 x 11'0 (4.75m x 3.35m)

The kitchen enjoys Karndeian flooring and a stylish modern range of cupboards and drawers with granite work surfaces and a one and a half bowl sink unit. There is an array of integrated appliances including a washing machine, dishwasher, fridge and freezer, whilst the induction hob has an extractor hood above with a smart WiFi connection. There is a raised twin oven with the top oven doubling as a microwave. There is also a wine cooler below. A gas central heating boiler with timer controls is set in a concealed cupboard.

First Floor Landing

having a double glazed window to the rear, access to the loft, an airing cupboard housing a hot water system and shelving. Doors to:

Bedroom One 15'1 (4.6m) max, 11'8 x 11'5 (4.60m (1.22m.1.83mm) max, 3.56m x 3.48m )

with a double glazed window to the rear, panel radiator and a range of fitted wardrobes with sliding doors. Door to the En Suite: having an obscure double glazed window to the side, chrome radiator towel rail and a modern white suite comprising of a low level WC, a pedestal wash hand basin and a double shower tray with folding glass door, a hot water shower and a decorative tiled surround.

Bedroom Two 11'5 x 9'11 (3.48m x 3.02m )

with a double glazed window to the rear, picture rail and a panel radiator.

Bedroom Three 10'9 x 8'11 (3.28m x 2.72m)

having a double glazed window to the front and a panel radiator.

Bedroom Four 11'4 x 8'6 (3.45m x 2.59m)

with a double glazed window to the front, picture rail and a panel radiator.

Bathroom

having an obscure double glazed window to the front, panel radiator and a modern white suite comprising of a low level WC, pedestal wash hand basin and a panel bath with hot water shower over, all of which are complemented by a decorative tiled return.

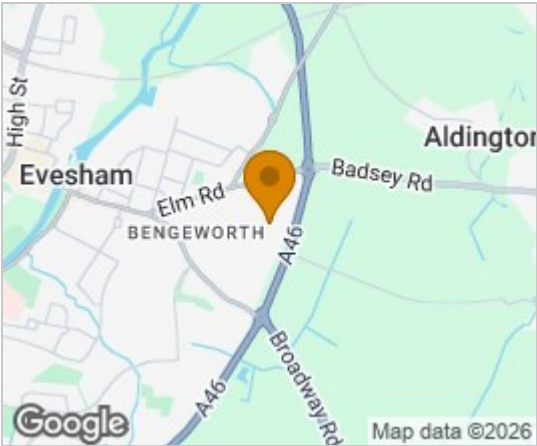
Outside

The fore garden is laid to Cotswold stone with attractive planting, trees and a paved path to the front door. A tarmac driveway provides off road parking for a couple of vehicles and gives access to the Garage 18'0 x 9'0 (5.49m x 2.74m): having an up and over door, power, light, eaves storage and currently separated into two storage spaces. The rear garden has a wide seating area that leads through an archway to an area of lawn with established borders. There is a power point and a further paved seating area tucked behind the garage. Gated pedestrian access leads to the driveway.

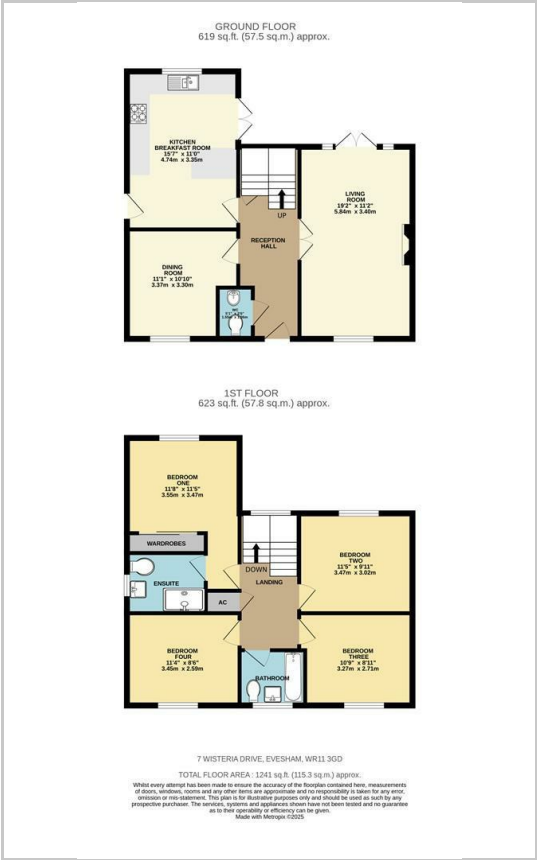
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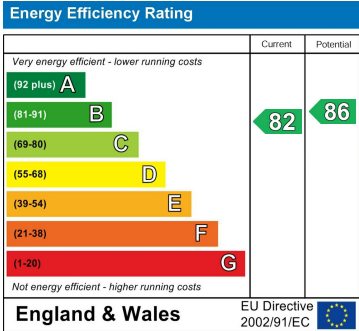
Area Map



Floor Plans



Energy Efficiency Graph



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