



Leggett & James

The Vale of Evesham Property Experts



55 Hughes Close

Harvington, Evesham, WR11 8NZ

Asking Price £550,000



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An obscure double glazed front door with matching side panel opens to:

Entrance Hall

Having a solid oak wood floor, panel radiator, stairs to the first floor and doors to the living room and office.

Office

8'1" x 10'8" (2.48 x 3.27)

Having a double glazed window to the front, panel radiator and telephone point.

Living Room

12'10" x 15'8" (3.92 x 4.79)

Having a double glazed bay window to the front, panel radiator, television point and efficient 'Morso' wood burning stove with slate hearth and beam over. There is a feature partially panelled wall and built in storage cupboards. The room opens to:

Dining Room

16'1" x 9'7" (4.92 x 2.93)

Having double glazed doors to the garden, radiator, luxury vinyl tile flooring, under stairs storage cupboard and doors to the kitchen, utility and family room.

Family Room

7'6" x 16'6" (2.29 x 5.04)

Having double glazed windows to the rear and side, double glazed doors to the garden, solid oak flooring and double glazed sliding doors to:

Conservatory

13'5" x 12'8" (4.1 x 3.88)

Having double glazed windows and double glazed French doors to the garden..

Kitchen

16'9" x 11'10" (5.11 x 3.61)

Having a double glazed window to the rear, a double glazed

window to the side and double glazed French doors to the side. The kitchen is fitted with a range of wall and base units with work surface over, a one and a half bow sink with drainer and mixer tap, tiled splashback, space for a fridge freezer, space for a dishwasher, induction hob, electric double oven, filter hood, a radiator, laminate flooring and spotlights.

Utility Room

8'1" x 10'0" (2.47 x 3.06)

Having an obscure double glazed window to the side, double glazed door to outside, space and plumbing for a washing machine, kitchen cupboards with a Belfast style sink, luxury vinyl tile flooring, radiator, spotlights and door to:

Cloakroom

8'1" x 4'2" (2.48 x 1.28)

Having an obscure double glazed window to the side, traditional style column radiator, vanity wash hand basin with cupboard below, low level WC and luxury vinyl tile flooring.

First Floor Landing

Having a storage cupboard, linen cupboard and access to the loft, along with a second loft access which has a fold down ladder giving access to a boarded area with restricted head height.

Bedroom One

16'9" x 16'8" (5.11 x 5.09)

Having a double glazed window to the rear, a double glazed window to the side, two panel radiators, feature wood panelled wall, television point and built in wardrobes. Door to:

En Suite

8'1" x 6'6" (2.48 x 1.99)

Having an obscure double glazed window to the side, heated towel rail, shower cubicle, extractor fan, dual flush

low level WC, vanity wash hand basin with storage below, spotlights and storage cupboard.

Bedroom Two

10'2" x 11'9" (3.10 x 3.60)

Having a double glazed window to the front, panel radiator, built in double wardrobe and opening to:

Snug/Bedroom Nook

6'8" x 11'3" (2.04 x 3.44)

This cosy space has restricted height and eaves storage.

Bedroom Three

8'1" x 13'5" (2.47 x 4.09)

Having a double glazed window to the front, panel radiator and built in storage.

Bedroom Four

9'9" x 9'11" (2.98 x 3.04)

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

Family Bathroom

7'9" x 8'6" (2.37 x 2.60)

Having an obscure double glazed window to the front, heated towel rail, dual flush low level WC, pedestal wash hand basin, panel bath with shower over and spotlights

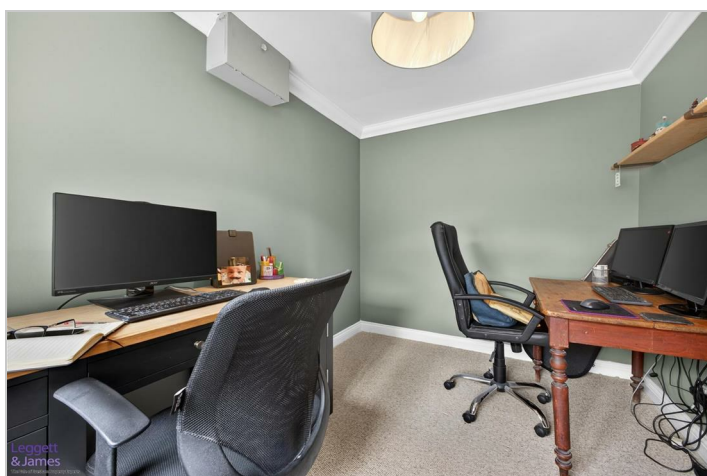
Outside

To the front there is a shared tarmac driveway that leads to a driveway providing off road parking for several vehicles with an area of lawn, established borders and access to the Garage Store: having an up and over door, power, lighting and a wall mounted gas fired boiler and pressurised water tank.

To the rear there is a gravelled seating area that steps down to an area of lawn that sweeps to the side of the property creating a fantastic garden area that used to be the kitchen garden to the grange and still has a beautiful stone wall along one of its boundaries. To the rear of the house is a further area of garden that is laid to vegetable beds with access to the side of the house where there is a timber shed and gated pedestrian access to the front.

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.



Road Map



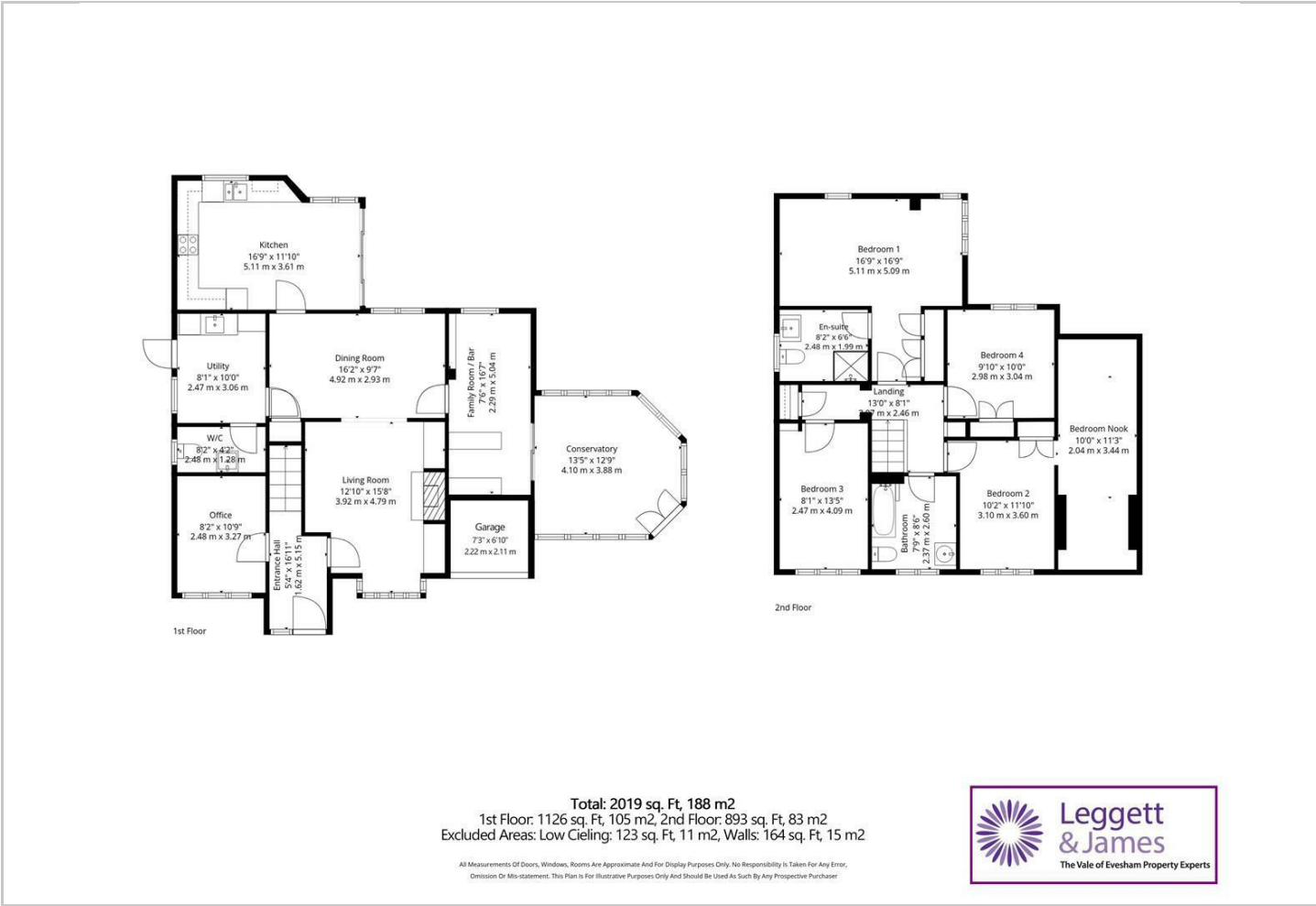
Hybrid Map



Terrain Map



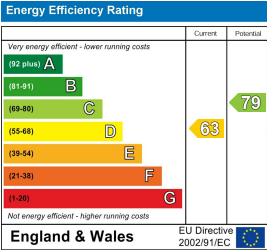
Floor Plan



Viewing

Please contact our Evesham Office on 01386 761241 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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