



# Leggett & James

The Vale of Evesham Property Experts



## 57 Lavender Walk

Evesham, Worcs, WR11 2LN

£1,775 Per Month



This superb detached family home is set in a fantastic corner plot at the head of a cul de sac, enjoying everything you would expect from a property of this size and location.

There are four bedrooms with a modern refitted ensuite to the master, a generous living room and a separate dining room, along with a kitchen breakfast room, utility and cloakroom.

Outside there is plenty of off road parking, a double garage and a fantastic generous rear garden, with space for all the family.

The property is available for occupation from 1st September 2026





Reception Hall

with stairs to the first floor and doors leading off to:

Living Room 21'2 x 11'7 (6.45m x 3.53m)

with a double glazed window to the front, a stunning marble tiled floor, a decorative fireplace, TV connection, a double glazed door opening to the rear garden and twin doors opening to:

Dining Room 10'3 x 9'5 (3.12m x 2.87m)

with the marble flooring continuing in from the living room, a double glazed window to the rear and a door opening to the reception hall.

Kitchen Breakfast Room 18'9 x 9'3 (5.72m x 2.82m)

The kitchen is well equipped with a range of cupboards, drawers and work surfaces, a single drainer sink and a four ring gas cooker hob, with an extractor hood above and twin oven below. There are double glazed windows to the front and rear, along with a door to the rear garden and a door to:

Utility Room 6'4 x 6'3 (1.93m x 1.91m)

with a double glazed window, work surface with fitted sink and a door to:

Cloakroom

with a double glazed window to the rear, a low level WC and a wash basin.

First Floor Landing

having access to the loft space, an Airing Cupboard housing a foam lagged immersion heater and doors leading off to:

Bedroom One 12'4 x 11'5 (3.76m x 3.48m)

having a double glazed window to the front, a feature floor covering and a range of fitted wardrobes and cupboards. Ensuite: offering a feature refitted suite, comprising a low level WC, a vanity wash basing and a corner shower with sliding glass doors. The room is also complemented by feature decorative wall tiles, a chrome wall mounted towel heater and inset spotlights.

Bedroom Two 9'9 x 8' (2.97m x 2.44m)

with a double glazed window to the front and a built in wardrobe.

Bedroom Three 9' x 6'11 (2.74m x 2.11m)

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

Bedroom Four 8'4 x 6'11 (2.54m x 2.11m)

with a double glazed window to the rear.

Bathroom

with an obscure glazed window to the rear and refitted with a stylish modern suite comprising a low level WC, a vanity wash basin and a bath with a glass splash screen, a shower and all complemented by decorative wall tiles and a heated towel rail.

Outside

The property enjoys an enviable position, sat in a generous corner plot at the end of a cul de sac. At the front, a driveway provides off road parking for a number of vehicles and gives access to a Double Garage: with two up and over doors, power and lighting, a wall mounted gas central heating boiler and a useful side entry door.

A gated side access leads into the rear garden, which is both generous in size and favourable in position, as it enjoys as it enjoys a southerly aspect. The garden is set out to a wide area of lawn which gives way to a further area which is planted with a variety of mature plants, trees and shrubs.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

