



Leggett & James

The Vale of Evesham Property Experts



44 Cartwright Way

, Evesham, WR11 2RS

Asking Price £325,000



Available with no onward chain, this perfect example of a modern detached family home, is set in a great plot and presented in lovely order throughout by the sellers.

The accommodation enjoys three bedrooms with an en suite to the master, a comfortable living room, cloakroom and an open plan kitchen dining room that opens out to the rear garden.

The property has a fantastic plot, with a walled enclosed garden space, off road parking for several vehicles and a detached garage.

Viewing of this really lovely home is highly recommended to appreciate the quality of the house and the plot it enjoys.



Reception Hall

The property is entered by a multi lever front door into the hall, which enjoys a feature wood style hard floor covering, a panel radiator and stairs to the first floor with a useful cupboard below. Doors to:

Cloakroom

having an obscure double glazed window to the front, a panel radiator and a white suite with a low level WC and a wash basin.

Living Room 16'10 x 10'2 (5.13m x 3.10m)

with three double glazed windows, two radiators and a feature media wall which creates space for a screen, wifi router and a enjoys a feature electric fire below.

Kitchen Dining Room 16'10 x 10'7 (5.13m x 3.23m)

this feature open plan space enjoys double glazed windows, stylish tiled style flooring and is fitted with an attractive range of gloss finish cupboard and drawers, work surfaces and a single drainer sink with mixer tap. The four ring gas cooker hob has an extractor hood above, whilst a raised electric oven is set close by. The kitchen also offers an integral fridge, freezer, dishwasher and plumbing for a washing machine. Twin double glazed doors open to the rear garden.

First Floor Landing

with access to the loft space and doors to:

Bedroom One 12'10 max x 10'2 (3.91m max x 3.109m)

with two double glazed windows, a panel radiator and a fitted double wardrobe with sliding mirror doors. Door to Ensuite: with an obscure double glazed window to the front and fitted with a modern white suite comprising a low level WC, a pedestal wash basin and shower enclosure with a folding glass door and a 'Mira' electric shower.

Bedroom Two 10' (10'8 max) x 8'7 (3.05m (3.25m max) x 2.62m)

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

Bedroom Three 10'8 x 7'1 (3.25m x 2.16m)

with a double glazed window to the side and a panel radiator.

Bathroom

having an obscure double glazed window to the front, a panel radiator and fitted with a modern white suite, comprising a low level WC, a pedestal wash basin and a panel bath with a mixer tap and a decorative tiled surround.

Outside

The property enjoys a lovely corner plot and provides plenty of off road parking on the driveway which is found at the rear of the house along with a Detached Single Garage 16' x 8' with an up and over door.

The garden enjoys the advantage of being enclosed by brick walls and has been landscaped to provide a wide paved terrace, ideal for outdoor entertaining and relaxing. There is also an area of lawn edged by maturing shrub borders.

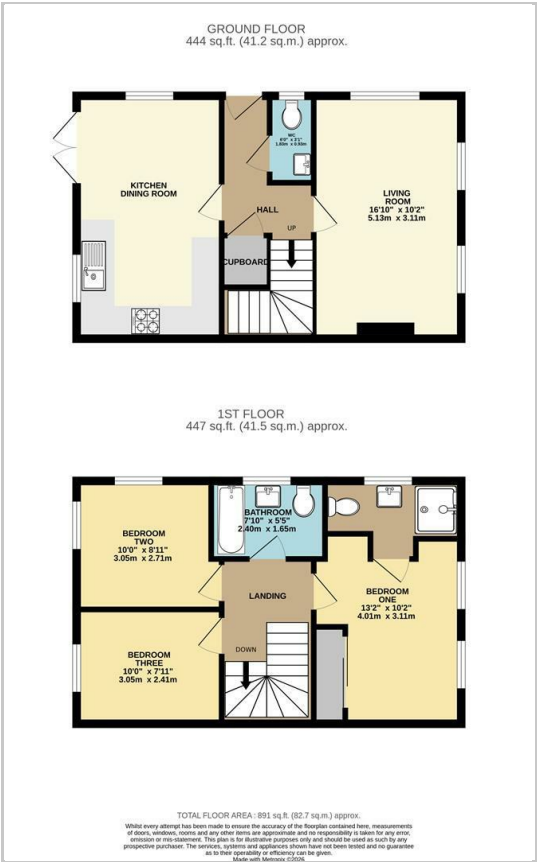
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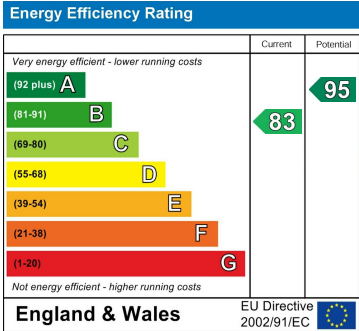
Area Map



Floor Plans



Energy Efficiency Graph



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