



Boswell Mews | | Evesham | WR11 2SB

Offers Over £315,000

COOPER & CO

Key features

- Detached 3 bedroom family home
- Detached garage & driveway for 3 cars
- Ensuite to master bedroom
- Well presented through-out
- Enviable position on the edge of the estate
- Bay fronted
- Downstairs WC
- Secure & versatile walled rear garden
- ****VIEWINGS AVAILABLE 7 DAYS A WEEK****



Description

****WELL PRESENTED DETACHED 3 BEDROOM FAMILY HOME WITH DRIVEWAY FOR 3 & DETACHED GARAGE IN A DESIRABLE POSITION ON POPULAR MODERN DEVELOPMENT**** Finished and dressed to a high standard throughout. Internally this detached family home boasts 3 bedrooms, ensuite bathroom to master, family bathroom, bay fronted lounge, kitchen diner, and downstairs wc. Externally the property offers driveway for 3 cars, detached garage, side access and secure walled rear garden where you have ample mix of patio and lawned areas, and side access.



Directions



Front

Property is approached via block paved driveway for 2+ cars with detached single garage, front garden, side access to secure walled rear garden

Entrance Hall

Amtico flooring underfoot, radiator, access to the lounge, downstairs WC, kitchen diner, storage unit, and stairs to 1st floor

Lounge

Carpeted flooring, radiator, fireplace with feature surround, X2 UPVC DG windows to the front and side aspects

Kitchen/ Diner

Amtico underfoot flooring, mix of wall and base units surmounted with work surface, kitchen sink with drainer, integrated electric hobs with extractor fan over, integrated oven, space for white goods, UPVC DG windows to both the rear & side aspects, and UPVC DG patio doors to the rear garden

Downstairs WC

Amtico underfoot flooring, radiator, stand alone wash hand basin, low flush WC

Landing

Carpeted flooring, airing cupboard, doors to family bathroom, bedroom 1 with ensuite, and bedrooms 2 and 3

Bedroom 1

Carpetted flooring, UPVC DG window to the rear aspect, radiator, bespoke integrated sliding door wardrobe, access to en-suite







Bedroom 1 Ensuite

Amtico flooring underfoot, walk in shower, stand alone wash hand basin, low flush wc and UPVC window to the side aspect.

Bedroom 2

Carpeted flooring, 2X UPVC DG windows to the front and side aspect, radiator

Bedroom 3

Carpeted flooring, UPVC DG window to the side aspect, radiator

Family Bathroom

Amtico flooring underfoot, bath with shower over-head, heated towel rail, wash hand basin with vanity unit, low flush wc, frosted UPVC DG window to the front aspect

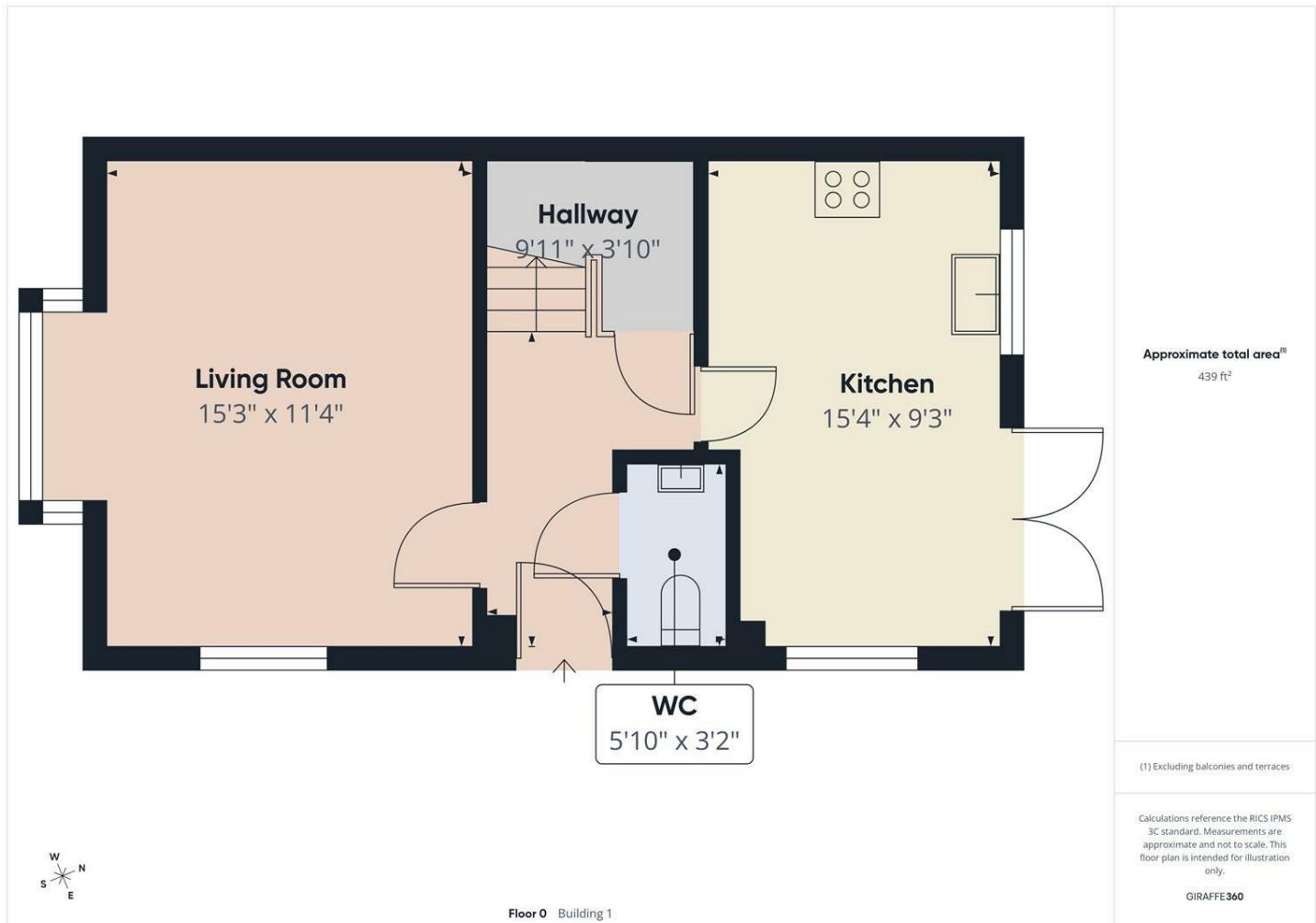
Garage

Detached single garage with storage space, electric and lighting

Rear Garden

Enclosed secure walled garden with a good mix of patio and lawned areas, and well planted trees with side access to Driveway and Garage

Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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