



Leggett & James

The Vale of Evesham Property Experts



Granton Laurels Road

Offenham, Evesham, WR11 8RE

Asking Price £325,000



Nestled in the charming village of Offenham, this extended three-bedroom semi-detached home offers a perfect blend of space with the opportunity to stamp your own mark on the house.

Upon entering, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining whilst the kitchen is part of an extension that overlooks the garden. On the first floor there are three generously sized bedrooms and a bathroom.

Outside, the home benefits from gardens to the front and rear whilst a driveway provides off road parking and leads to a garage. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.



A glazed front door opens into the glazed porch with an obscure glazed door that opens to:

Entrance Hall

Having stairs to the first floor and a door to:

Living Room 13'11" x 11'6" (4.25 x 3.53)

Having two double glazed windows to the front, electric storage heater, television point and a door to:

Dining Room 17'3" x 9'6" (5.26 x 2.91)

Having a double glazed window to the side, glazed window to the rear lobby, electric storage heater, telephone point, television point, under stairs storage cupboard, open fireplace and an airing cupboard. A door opens to:

Kitchen 12'5" x 10'9" (3.79 x 3.29)

Having a double glazed window to the rear and an electric storage heater. The kitchen is fitted with a selection of wall and base units with worksurfaces and tiled returns. There is a twin bowl circular sink, electric oven with electric hob and filter hood over and spaces for a fridge freezer and washing machine. An obscure glazed door opens to:

Rear Lobby

Having a 'velux' window, tiled floor, glazed door to the garden and door to:

WC

Having a tiled floor, obscure window to side, low level WC and an extractor fan.

First Floor Landing

Having a double glazed window to the side, loft access, electric storage heater and doors to:

Bedroom One 13'11" x 9'6" (4.25 x 2.92)

Having two double glazed windows to the front, built in wardrobe, telephone point and fitted wardrobes along one wall.

Bedroom Two 12'5" x 10'9" (3.79 x 3.29)

Having a double glazed window to the rear, wall mounted electric heater and television point.

Bedroom Three 11'6" x 8'4" (3.52 x 2.55)

Having a double glazed window to the rear.

Bathroom 8'0" x 5'8" (2.45 x 1.74)

Having an obscure double glazed window to the side, wall mounted electric fan heater and a white suite comprising low level WC, pedestal wash hand basin and a panel bath.

Outside

The front garden is planted with flowers and shrubs with a paved path through to the front door. A tarmac driveway provides off road parking space and leads to a Garage: 4.72m x 2.55m (15'5" x 8'3") with an up and over door, window to the rear and a door to the garden.

The rear garden has a paved seating area that gives way to an established flower bed. A pergola sits in the middle of the garden with an area of lawn beyond.

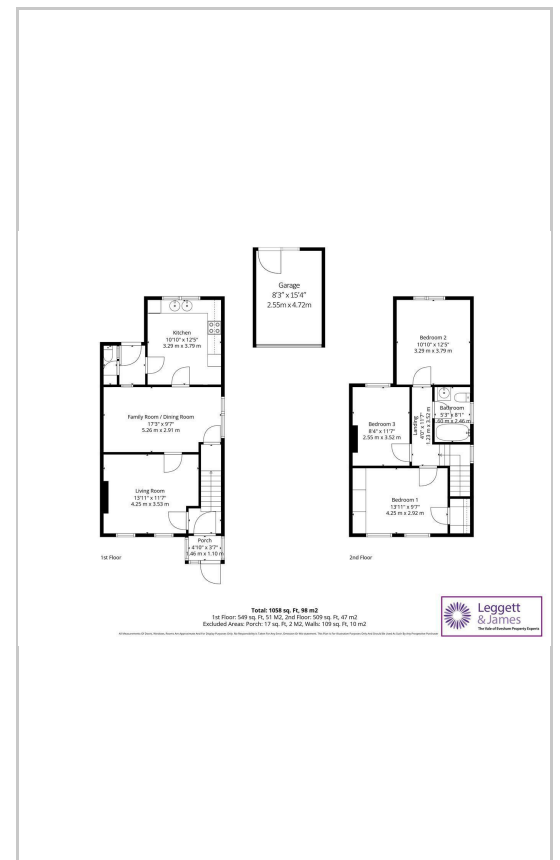
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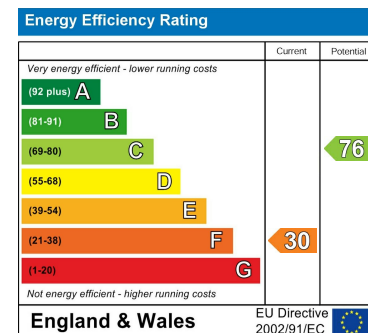
Area Map



Floor Plans



Energy Efficiency Graph



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