



**Leggett  
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The Vale of Evesham Property Experts



## Fairleys Mill Lane

Cleeve Prior, Evesham, WR11 8JZ

Asking Price £465,000



This substantial detached family home occupies an enviable plot with generous space to the front and rear, plenty of off road parking and a twin garage.

The well appointed accommodation has much to offer including a bedroom with a balcony overlooking the rear garden, three further bedrooms, living dining room, kitchen and a feature garden room.

Viewing of this excellent example is highly recommended to appreciate all that the property and its location has to offer.



## Entrance Hall

A multi level front door opens to the hall, with obscure double glazed panels either side, a panel radiator, stairs to the first floor with a cupboard below and doors leading off:

## Cloakroom

Having an obscure double glazed window to the front, a panel radiator and refitted with a modern white suite comprising a low level WC and a matching wash basin.

## Living Room 19'8" x 11'1" (6.00 x 3.40)

With a double glazed window to the front, two panel radiators, a TV point and decorative inset gas fire. An archway leads to the kitchen, whilst twin double glazed doors open to:

## Garden Room 12'6" x 11'8" (3.83 x 3.56)

This stunning purpose built addition to the property has double glazed windows and doors that overlook the generous rear garden space. There is also a stunning polished tile floor and a panel radiator.

## Kitchen 13'0" x 10'7" (3.98 x 3.24)

Enjoying a stylish range of Oak fronted cupboards and drawers, with work surface, a single drainer sink with mixer tap and a five ring gas cooker hob with an extractor hood above. There is also a raised double oven, an integrated dishwasher, fridge and freezer. A cupboard houses the floor standing gas central heating boiler and shelving.

Doors to the Entrance Hall and Utility.

## Utility Room 7'8" x 5'1" (2.36 x 1.57)

With a double glazed window to the rear, a ceramic tiled floor, plumbing for a washing machine and a work surface with a wash bowl. Doors open to the rear garden and to the garage.

## First Floor Landing

A half landing gives access to Bedroom One with further steps to the main landing, which then has doors leading off to all other rooms.

## Bedroom One 16'9" x 13'6" (5.13 x 4.14)

Having double glazed windows to the front and rear, a TV aerial point, panel radiator and twin double glazed doors opening onto a feature balcony that overlooks the delightful rear garden. The balcony is also the perfect space for practising your golf putting, as it has been set to artificial grass and has its own inset cup.

## Bedroom Two 11'4" x 10'11" (3.46 x 3.35)

With a double glazed window to the rear, a panel radiator, TV aerial point and a range of fitted wardrobes with sliding mirror doors.

## Bedroom Three 11'1" x 10'11" (3.40 x 3.35)

Having a double glazed window to the rear and a panel radiator.

## Bedroom Four 8'5" x 8'2" (2.59 x 2.51)

With a double glazed window to the rear and a panel radiator.

## Bathroom

This feature room has been updated and refitted by the owners to offer a modern white suite comprising a low level WC, wash basin and a feature bath with a tiled surround and a waterfall mixer tap. The walk in shower area enjoys inset spot lighting and a rainfall shower which has a separate hand held shower as well. The room also enjoys a chrome heated towel rail.

## Outside

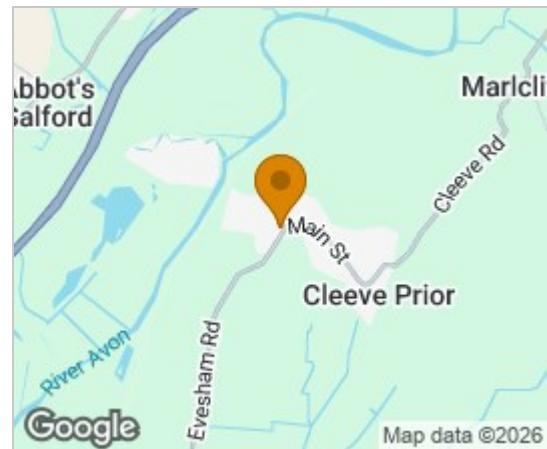
The property enjoys an area of front garden which is set to lawn and gives access to the front door. A driveway provides off road parking for a number of cars and leads to the Twin Garage: having two up and over doors, a double glazed window to the rear, power, lighting and an internal door.

A gated side access opens to the rear gardens, which is a particular feature of the property. The rear of the property enjoys a favourable westerly facing aspect and is set out to a generous area of lawn, edged by shrub borders, plants, tree and shrubs. There are areas of patio and decorative landscaping, making this the perfect space for outdoor relaxing and entertaining.

## Referrals

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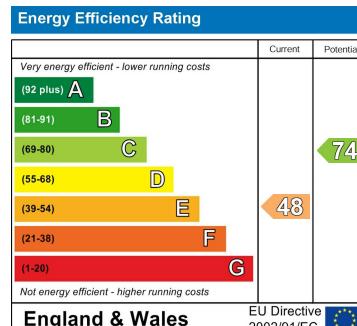
## Area Map



## Floor Plans



## Energy Efficiency Graph



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