Leggett & James

The Vale of Evesham Property Experts

5 Pearmain Drive

, Evesham, WR11 3JU

£225,000

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Nestled in the charming area of The Orchards, this delightful semi-detached house offers a perfect blend of modern living and comfort.

The open plan downstairs living space creates a modern, friendly feeling whilst two well-proportioned bedrooms, provide ample space for a small family or professionals seeking a comfortable home. The layout is thoughtfully designed to maximise space and functionality.

Outside there is an enclosed rear garden and an off road parking space next to the house and the property is available chain free, keeping things simple for any prospective purchaser.

An obscure double glazed front door opens to:

Entrance Hall
Having a radiator, door to living space and door to:

Cloakroom
Having an obscure double glazed window to the front, radiator, dual flush low level WC and a pedestal wash hand basin.

Open Plan Living Space 24'9" x 13'2" (7.56 x 4.03)
The attractive open plan living space has a sitting room with double glazed doors, with double glazed windows to either side, opening to the rear garden. There is three radiators, television point, telephone point and useful under stairs storage cupboard. The kitchen area has a double glazed window to the front with a selection of wall and base units with work surfaces over and matching returns. There is a single drainer sink, built in electric oven with gas hob and filter hood over, spotlights, an integral fridge freezer, space and plumbing for a washing machine, spotlights and a wall mounted gas fired combination boiler that is housed in a wall unit. A staircase leads to:

First Floor Landing
Having access to loft space and doors to:

Bedroom One 13'2" x 9'1" (4.02 x 2.78)
Having a double glazed window to the rear and a radiator.

Bedroom Two 13'3" x 8'4" (4.04 x 2.55)
Having a double glazed window to the front, radiator and built in over stairs wardrobe.

Bathroom 6'10" x 5'6" (2.09 x 1.69)
Having an obscure double glazed window to the side, radiator towel rail, spotlights, extractor fan and a white suite comprising of a dual flush low level WC, wall mounted wash hand basin and a panel bath with shower over.

Outside
The fore garden is laid to stone chippings with steps up to the front door. The property enjoys an allocated parking space which is located to the side of the house. The rear garden has a paved seating area that gives way to grass and is enclosed by wood panel fencing. Gated pedestrian access leads to the side of the property.

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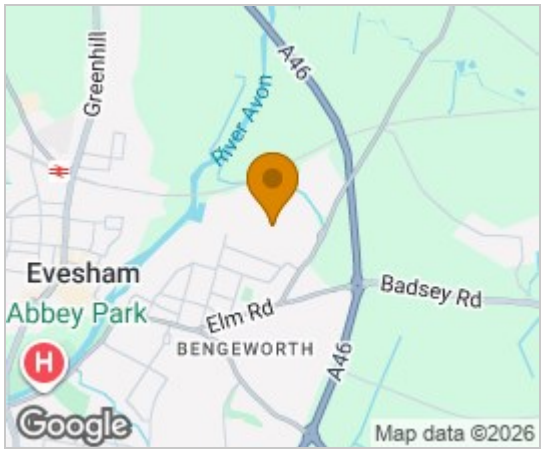
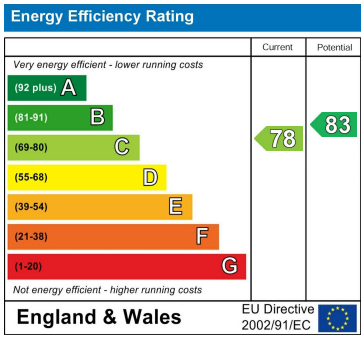
Area Map



Floor Plans

Energy Efficiency Graph



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