



Clevedon Green | South Littleton | Evesham | WR11 8TY

**Guide Price £330,000**

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COOPER & CO  
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## Key features

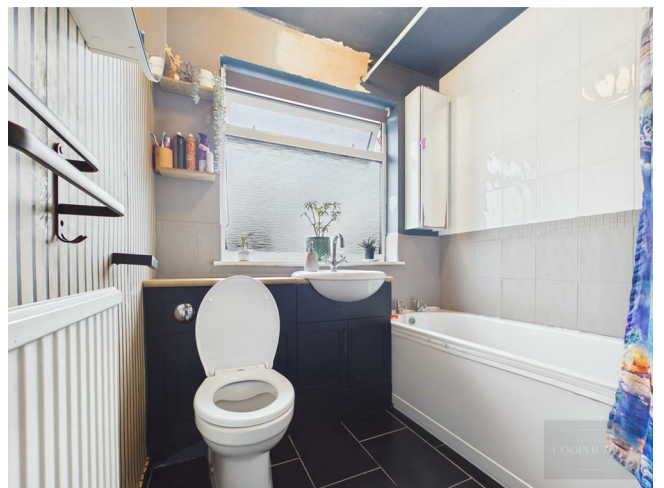
- SOUGHT AFTER VILLAGE LOCATION
- BACKS ONTO THE COUNTRYSIDE
- MODERN KITCHEN WITH APPLIANCES
- SECONDARY RECEPTION/UTILITY
- VERSATILE LIVING
- THREE BEDROOMS
- EXPANSIVE REAR GARDEN
- OFF ROAD PARKING VIA DRIVEWAY AND GARAGE
- GOOD SCHOOL CATCHMENT AREA
- VIEWINGS 7 DAYS A WEEK

## Description

\*\*\* 3 BEDROOM LINK-DETACHED PROPERTY BACKING ONTO COUNTRYSIDE VIEWS IN THE DESIRABLE SOUTH LITTLETON \*\*\*

Internally the property boasts of a lounge, kitchen dining room, utility/reception room, three bedrooms and a family bathroom,

Externally the property benefits from a secure and expansive well kept rear garden backing onto countryside.



#### Front

Property is approached by a generous driveway for 2+ cars with a tarmac driveway. Integrated single garage. Entrance to porch.

#### Hallway

Laminate flooring underfoot, door to lounge, stairs to first floor.

#### Lounge

Laminate flooring, feature media wall with cupboards and shelving, radiator, UPVC Windows to the front aspect, adjacent doorway leading into the Kitchen Dining Room.

#### Kitchen Dining Room

Laminate flooring, mix of wall and base units surmounted by work surface. kitchen sink, splash back, kitchen benefits from integrated dishwasher, oven, microwave and hob with extractor over. UPVC window with rear garden aspect, with patio doors leading to the rear garden. Door to utility room/reception room. Under stair storage.

#### Utility/Reception Room

Vinyl flooring, UPVC window with rear garden aspect, with UPVC doors leading to the rear garden. Door to garage.







#### Landing

Laminate flooring, UPVC DG window to side aspect, doors to three bedrooms and family bathroom, airing cupboard.

#### Family Bathroom

Vinyl Flooring, UPVC frosted window to rear aspect, wash hand basin, low flush WC, bath with shower over.

#### Bedroom 1

Carpeted flooring, radiator, UPVC window to front aspect, fitted wardrobes.

#### Bedroom 2

Carpeted flooring, radiator, UPVC window to rear aspect.

#### Bedroom 3

Laminate flooring, radiator, UPVC window to front aspect.

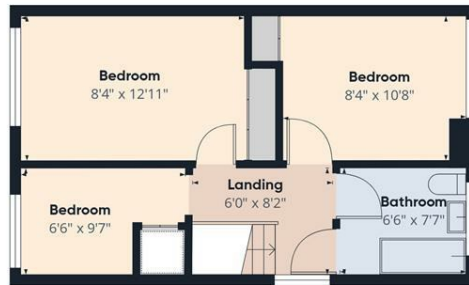
#### Garden

Expansive and well presented, secure rear garden mainly lawned with patio with fenced borders, recently landscaped, backing onto countryside.

# Floor plans



Floor 0



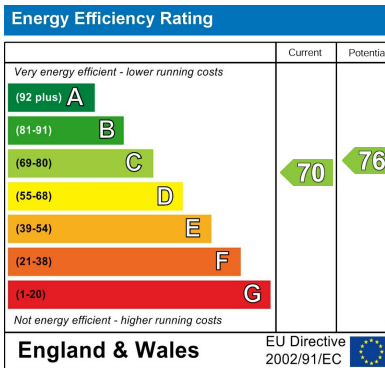
Floor 1

Approximate total area<sup>m</sup>  
1033 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



1 Port Street  
Evesham  
Worcestershire  
WR11 3LA  
01386 574 000

sales@cooperandcoestateagents.co.uk