



# Leggett & James

The Vale of Evesham Property Experts



## 26 Hillside Close

Evesham, Worcestershire, WR11 2PB

Asking Price £285,000



Welcome to Hillside Close, Evesham - a charming detached bungalow nestled in a peaceful cul-de-sac. This delightful property is perfect for entertaining guests or simply relaxing with your loved ones. With a cosy double bedroom and a study that could be a small bedroom the property offers flexibility.

The well-presented interior exudes warmth and comfort, making you feel right at home from the moment you step inside. The property features a bright conservatory, a lounge diner, modern kitchen and a shower room.

Parking is a breeze with space for several vehicles and a garage, ensuring convenience for you and your visitors. Whilst the low maintenance rear garden enjoys a pleasing westerly aspect.

Don't miss the opportunity to make this charming property your own - book a viewing today and envision the possibilities that await you at Hillside Close.



A double glazed door opens to the Entrance Porch with an obscure double glazed door opening to:

### Entrance Hall

Having 'Livyn' oak effect flooring, radiator, storage cupboard, access to loft space, telephone point, and doors to:

### Lounge Diner 17'4 x 10'8 max (5.28m x 3.25m max)

Having a radiator, television point, telephone point, and double glazed sliding doors to:

### Conservatory 10'0 x 8'1 (3.05m x 2.46m)

Having double glazed windows, tiled floor and double glazed doors to the garden.

### Kitchen 10'4 x 7'1 (3.15m x 2.16m)

Having a double glazed window over looking the garden, 'Livyn' oak effect flooring and spotlights. the kitchen is fitted with a modern selection of cream gloss units with work surfaces and tiled returns. There is a one and a half bowl sink, electric eye level 'Neff' oven with 'Neff' electric hob and 'Neff' extractor hood over. There are also spaces for a fridge and washing machine

### Bedroom One 10'7 x 10'4 (3.23m x 3.15m)

Having a double glazed box window to the front and additional double glazed window to the front, radiator, 'Livyn' oak effect flooring, television point and a selection of fitted 'Sharps' bedroom furniture including wardrobes, drawers and bedside cabinet.

### Study/Bedroom Two 8'0 x 6'3 (2.44m x 1.91m)

Having a double glazed window to the front, 'Livyn' oak effect flooring and a radiator.

### Shower Room

Having an obscure double glazed window to the side, chrome radiator/towel rail, tiled floor and a white suite comprising of a low level WC, vanity wash hand basin with cupboards below and a shower enclosure.

### Outside

The front garden is laid to gravel with a paved path leading to the side and a tarmac driveway that provides off road parking for a couple of vehicles and gives access to the Garage 16'4 x 8'2 (4.98m x 2.49m) with an electric roller door, power, light, eaves storage, wall mounted gas fired 'Worcester' combination boiler and obscure double glazed door to the garden.

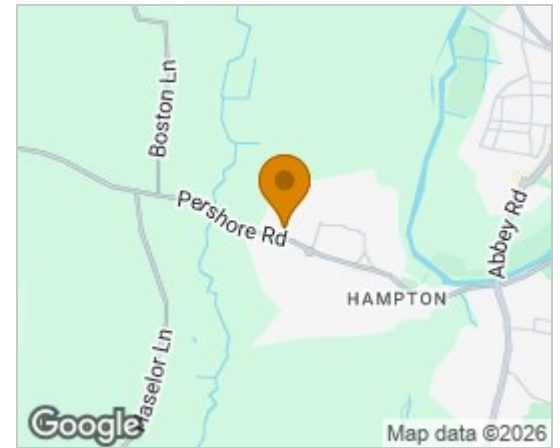
The attractive rear garden enjoys a westerly aspect and has a paved seating area with steps up to a gravelled garden with well stocked established borders. A wide pathway leads to one side of the property where there is gated pedestrian access to the front.

### Referrals

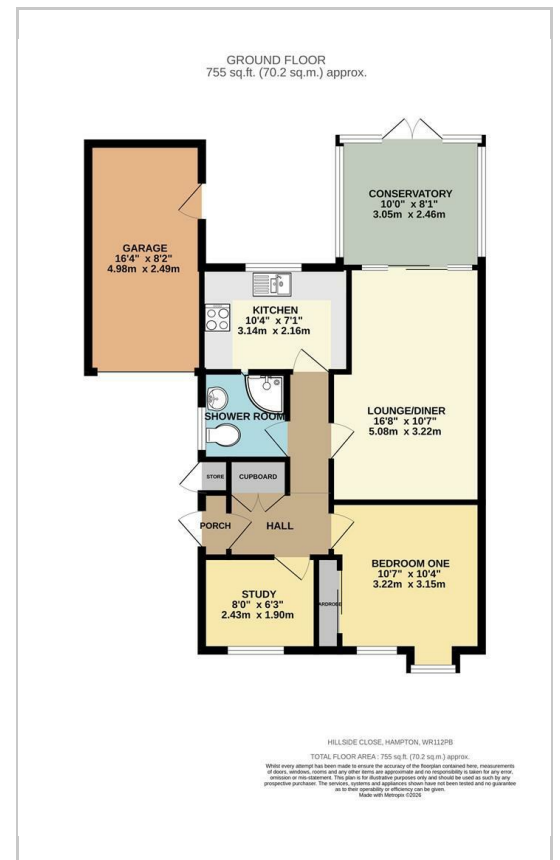
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## Area Map



## Floor Plans



## Energy Efficiency Graph

