



# Leggett & James

The Vale of Evesham Property Experts



## 'Overbrook' Arrow Lane

North Littleton, Evesham, WR11 8EF

Asking Price £510,000



Set on a large plot and nicely nestled in the sought-after village of North Littleton, this modern detached bungalow on Arrow Lane offers a delightful blend of comfort and style. With two well-proportioned bedrooms and two bathrooms, this property is perfect for those seeking a tranquil retreat in a picturesque setting.

The heart of the home is undoubtedly the stunning kitchen area, which has been tastefully upgraded to meet the demands of contemporary living. This beautifully designed space is not only functional but an excellent social space.

The property benefits from ample outdoor space, providing opportunities for gardening, outdoor dining, or simply enjoying the fresh air. The surrounding village offers a peaceful atmosphere, making it an excellent choice for families or those looking to relocate to somewhere more peaceful.

This detached bungalow combines modern living with the charm of village life, making it a rare find in today's market. Whether you are a first-time buyer, a growing family, or someone seeking a serene place to retire, this property is sure to impress. Don't miss the chance to make this lovely home your own.





An obscure double glazed door opens to:

**Entrance Hall**  
having a panel radiator.

**Kitchen**  
having double glazed windows to the side and rear and a skylight window. The kitchen is fitted with a range of wall and base units with work surfaces over, one and a half bowl sink with drainer and mixer tap, spotlights, integral dishwasher, induction hob, electric double oven and filter hood.

**Sitting Room**  
with a double glazed window to the front and a double glazed window to the rear, panel radiator, television point and log burner.

**Utility**  
with a double glazed window to the rear, double glazed doors to the side, fitted with a range of wall and base units, sink with drainer, space for fridge freezer, space for washing machine and panel radiator.

**Bedroom One**  
having a double glazed window to the rear and a panel radiator.

**En Suite**  
with an obscure double glazed window to the side, heated towel rail, low level WC, pedestal wash hand basin and a roll top bath.

**Bedroom Two**  
with a double glazed window to the front and a panel radiator.

**Bedroom Three**  
having a double glazed window to the side and a panel radiator.

**Bathroom**  
with an obscure double glazed window to the side, heated towel rail, extractor fan, low level WC, wash hand basin in vanity, tiled flooring and shower cubicle.

**Outside**  
To the front of the property is a large gravelled driveway offering off road parking for a number of vehicles, an area laid to lawn, established shrubs and a storm porch.

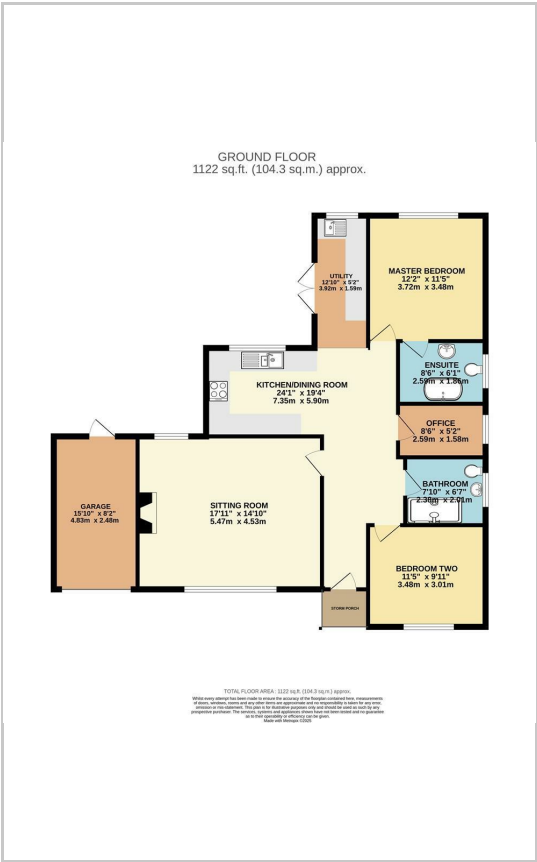
The enclosed rear garden benefits from a large area laid to lawn, beds and borders, patio area suitable for 'al fresco' dining, and rear access to the garage which benefits from power and lighting.

**Referrals**  
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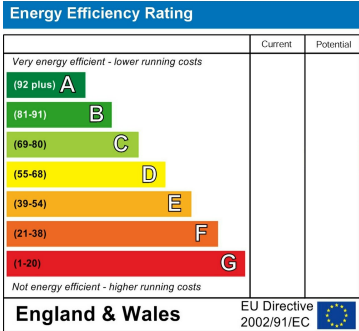
Area Map



Floor Plans



Energy Efficiency Graph



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