



# Leggett & James

The Vale of Evesham Property Experts



## 24 St. Philips Drive

Evesham, Worcs, WR11 2RJ

Asking Price £357,000



Found in an enviable corner plot, this beautifully presented family home offers the perfect blend of comfort, convenience and modern style.

The property enjoys a generous plot with an inviting frontage and driveway parking. Inside, you are welcomed by a light-filled lounge, ideal for relaxing with family or entertaining friends. The modern kitchen is well-equipped and leads to a utility room providing plenty of storage and workspace.

There is also a dining room which overlooks the garden that has been designed to create the space for summer barbecues and everyday living.

Upstairs, you'll find four bedrooms with an ensuite to the master, each offering space and versatility, whether as family bedrooms, guest rooms or a home office. The family bathroom and ensuite have been updated with modern white furniture.

Outside, the rear garden is a real highlight offering a private, enclosed space with lawn and patio areas, offering a safe spot for children to play or for simply unwinding in the sunshine.



**The Location**

St Philips Drive is a popular and established location, within easy reach of Evesham's town centre amenities, highly regarded schools and excellent transport links to Worcester, Cheltenham and Stratford-upon-Avon. The railway station is nearby for commuters, and the beautiful Vale of Evesham countryside is right on your doorstep.

**Entrance Hall**

Having a double glazed window to the side, radiator, telephone point, stairs to first floor with under stairs storage cupboard and doors to:

**Cloakroom**

Having an obscure double glazed window to the front, radiator, low level dual flush WC and vanity wash hand basin with cupboards below.

**Living Room**

Having double glazed sliding doors to the garden, radiator, feature fire, television point and double doors to:

**Dining Room**

Having a double glazed window to the rear and radiator.

**Kitchen**

Having a double glazed window to the front, tiled floor and feature wall panel radiator. The kitchen is fitted with a modern selection of gloss finish cupboards and drawers with work surfaces and tiled returns. There is a sink with drainer having a feature mixer tap, an eye level electric double oven, induction hob with extractor hood over, integral slimline dishwasher and an archway to:

**Utility Room**

Fitted with a matching range of cupboards and work surfaces to the kitchen, plumbing for a washing machine and space for a fridge freezer. There is also a useful serving hatch to the dining room and a double glazed door to the side access.

**First Floor Landing**

Having access to loft space, radiator, door to linen cupboard and doors to:

**Bedroom One**

Having a double glazed window to the rear, radiator, television point, built in wardrobes and a door to:

Ensuite: having an obscure double glazed window to the side, radiator towel rail, dual flush low level WC, vanity wash hand basin with cupboards below and a shower cubicle with electric shower.

**Bedroom Two**

Having a double glazed window to the front, radiator television point and built in wardrobe.

**Bedroom Three**

Having a double glazed window to the front, radiator, television point and built in wardrobe.

**Bedroom Four**

Having double glazed window to the rear and radiator.

**Family Bathroom**

Having an obscure double glazed window to the side, radiator towel rail, low level WC, pedestal wash hand basin and a panel bath with bath/shower mixer.

**Outside**

The front garden has an area of gravel with established bushes and a paved path to the front door and side gate. A tarmac driveway provides off road parking for a couple of vehicles and gives access to the Garage: having an electric roller door, power, light and wall mounted gas fired combination boiler.

The enclosed rear garden has an area of lawn with well established borders and hardstanding for a shed. There is gated pedestrian access to one side of the property with further space to the other side of the property.

**Referrals**

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

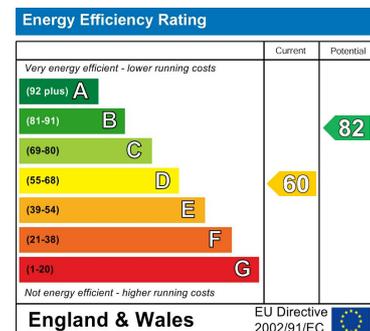
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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