



# Leggett & James

The Vale of Evesham Property Experts



## The Stables Durcott Lane

, Evesham, WR11 1BL

Asking Price £385,000



\*\*\*ONE OF A KIND DETACHED PERIOD HOME OCCUPYING A GENEROUS PLOT WITH WRAP AROUND GARDENS AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN\*\*\*

This wonderful detached period home is offered to the market with no onward chain.

The property sits within a generous plot size with a long driveway, garage, workshop & gardens wrapping around the home.



### The Property

The property is located within a much sought after lane, just off the Broadway road.

Upon arrival at the home you will find a long driveway with space to park a number of vehicles leading to the garage & workshop. You will find a useful storm porch with pathway leading to the front door of the home.

The spacious ground floor comprises: entrance hall, ground floor WC, living room, dining room, kitchen/diner, rear porch.

The first floor comprises: first floor landing, two double bedrooms, bathroom, first floor WC.

The property further benefits from gas central heating and a generously sized plot with wrap around gardens.

Tenure - Freehold

Council Tax Band - D

#### Entrance Hall 7'11 x 7'5 (2.41m x 2.26m)

The welcoming entrance hall makes a great first impression for the home. You will find a useful storage cupboard perfect for coat and shoe storage, stairs rising to the first floor accommodation and a panel radiator.

#### Ground Floor WC 3'6 x 6'4 (1.07m x 1.93m)

The useful ground floor WC has a window to the front aspect. The suite comprises of a low level WC & hand wash basin.

#### Living Room 14'4 x 18'4 (4.37m x 5.59m)

The perfect place to relax & unwind... the family living room has dual aspect windows to both side aspects, the double glazed bay window a real feature, and sliding doors opening into the garden, bringing the inside and outside areas together. The room also has an aesthetic gas fireplace and panel radiator.

#### Dining Room 12'5 x 10'10 (3.78m x 3.30m)

The dining room has a window to the side aspect and panel radiator. Whilst designed as an intimate dining space, and with room in the kitchen for a table this room could be utilised for a number of other purposes including a play room, second reception room or work from home space.

#### Kitchen Diner 11'6 x 11'8 (3.51m x 3.56m)

The kitchen/diner has a double glazed window to the rear aspect & panel radiator. The kitchen comprises of a range of wall & base units, sink with drainer and space for both a fridge freezer & oven.

Located just off the kitchen is a useful rear porch and storage room. The rear porch has a window to the rear aspect and door opening into the garden, the storage room has plumbing for a washing machine.

#### First Floor Landing 18'1 x 7'9 (5.51m x 2.36m)

The first floor landing has a double glazed window to the side aspect and panel radiator.

#### Bedroom One 11'4 x 12'4 (3.45m x 3.76m)

Double bedroom with dual aspect double glazed windows to the side & rear aspects and panel radiator.

#### Bedroom Two 9'1 x 10'9 (2.77m x 3.28m)

Double bedroom with double glazed window to the side aspect and panel radiator.

#### Bathroom 7'2 x 5'11 (2.18m x 1.80m)

The bathroom has a window to the front aspect. The modern suite comprises of a heated towel rail, hand wash basin and bath with shower over.

#### First Floor WC 3'5 x 5'11 (1.04m x 1.80m)

Located next door to the bathroom is this handy WC.

#### Garage 17'3 x 9'1 (5.26m x 2.77m)

The useful garage has a traditional 'up and over' style garage door to the front aspect, window to the side aspect and personnel door to the other side aspect.

#### Workshop 9'2 x 8'8 (2.79m x 2.64m)

The workshop has a door to the side aspect and window to the front aspect. The workshop has the benefit of light & power.

### Outside

As you approach the home you will find a long driveway with space to park a number of vehicles leading to the garage & workshop.

A real feature of this property is the beautiful and mature gardens that wrap around the home. The property occupies a generous sized plot must be seen to appreciate all that is on offer externally.

### Digital Photography Disclaimer

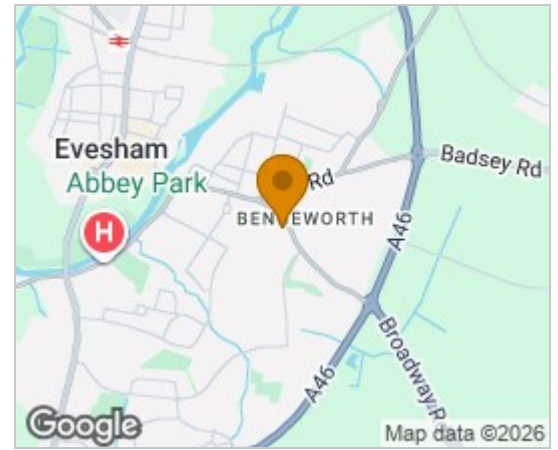
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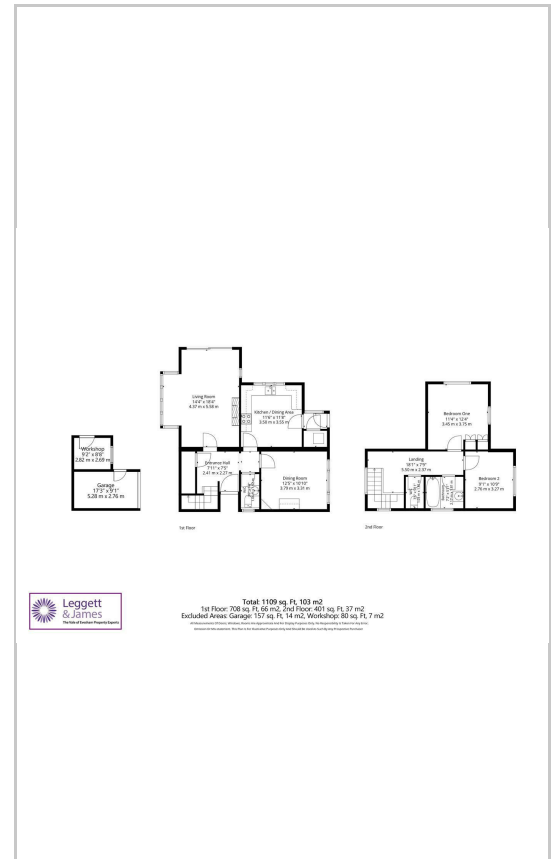
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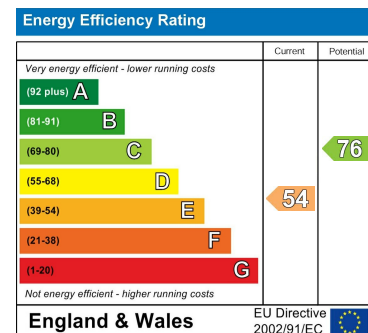
## Area Map



## Floor Plans



## Energy Efficiency Graph



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