



Leggett & James

The Vale of Evesham Property Experts



7 Garrard Close

Salford Priors, Evesham, WR11 8XG

Offers Over £350,000



SUPERBLY PRESENTED THREE BEDROOM VILLAGE HOME WITH SHOW STOPPING OPEN PLAN LIVING/KITCHEN/DINING AREA AND SIZABLE REAR GARDEN

This three bedroom semi-detached family home is located within a peaceful village cul-de-sac. The home has been transformed by the current owners and has a wonderful open plan living, kitchen and dining area for the entire family to enjoy together, as well as a beautiful & generous rear garden.



The Property

Upon arrival at the property you find a well maintained fore garden & driveway for multiple vehicles leading to the garage and front door of the home.

The stylish ground floor comprises: entrance hall, open plan living/kitchen/dining, utility room, conservatory.

The first floor comprises: first floor landing, three well proportioned bedrooms, family bathroom.

The property further benefits from underfloor heating, double glazing throughout and a generous rear garden.

Tenure - Freehold
Council Tax Band - C

Entrance Hall 4'4 x 6'5 (1.32m x 1.96m)

The welcoming entrance hall has stairs rising to the first floor accommodation and underfloor heating.

Living Room 11'6 x 14'3 (3.51m x 4.34m)

The living area has a double glazed window to the front aspect & underfloor heating. The living area makes for a wonderful place to relax & unwind, whilst also being an incredibly sociable space, open to the kitchen/dining area with space for the entire family to enjoy together!

Kitchen/Dining 15'7 x 22'6 (4.75m x 6.86m)

At the heart of the home you will find this sociable kitchen/dining area, open to the living room for all of the family to enjoy together. The room has double glazed bi-folding windows to the rear aspect overlooking the rear garden and underfloor heating. The glorious & modern kitchen has a large central island with deep built in drawers, larder, built in full height fridge, full height freezer, dishwasher & sink. There is also access to a useful under stairs storage cupboard.

Utility Room 8'10 x 11'11 (2.69m x 3.63m)

The useful utility room has dual aspect windows to the side & rear aspects, a door leading to the garden and underfloor heating. The utility has a range of wall & base units, sink with drainer and space for a washing machine and tumble dryer. The utility room also has a handy 'hidden office' space, with a pull down desk appearing from the upright cupboard, it is all set up to make the perfect work from home office space.

Conservatory 8'10 x 12'11 (2.69m x 3.94m)

The conservatory has windows to the front, rear and side aspects and a door leading out into the rear garden.

First Floor Landing 6'8 x 9'1 (2.03m x 2.77m)

The first floor landing has a double glazed window to the side aspect and doors opening into all three bedrooms and the family bathroom.

Bedroom One 8'7 x 12'10 (2.62m x 3.91m)

Double bedroom with double glazed window to the front aspect, underfloor heating and useful built in wardrobes.

Bedroom Two 8'7 x 12'10 (2.62m x 3.91m)

Double bedroom with double glazed window to the rear aspect & underfloor heating.

Bedroom Three 7'5 x 8'5 (2.26m x 2.57m)

Third bedroom with double glazed window to the front aspect, underfloor heating and built in over the stairs cupboard.

Bathroom 7'7 x 8'3 (2.31m x 2.51m)

The bathroom has an obscured double glazed window to the rear aspect, underfloor heating & useful built in storage. The modern suite comprises of a low level WC, hand wash basin bath with shower over & shower screen and a heated towel rail.

Garage 8'5 x 18'3 (2.57m x 5.56m)

The garage has a side opening garage door to the front aspect.

Outside

The outside space at this home is truly a sight to behold with an extensive garden to the rear.

As you approach the property you find a well maintained fore garden & driveway for multiple vehicles leading to the garage and front door of the home.

To the rear of the home is a wonderful and sizable garden, which includes a patio, open outbuilding, generous garden laid to lawn and further orchard area to the rear with fruit bearing trees such as apple, plum, damson & cherry.

Digital Photography Disclaimer

"All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations."

"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."

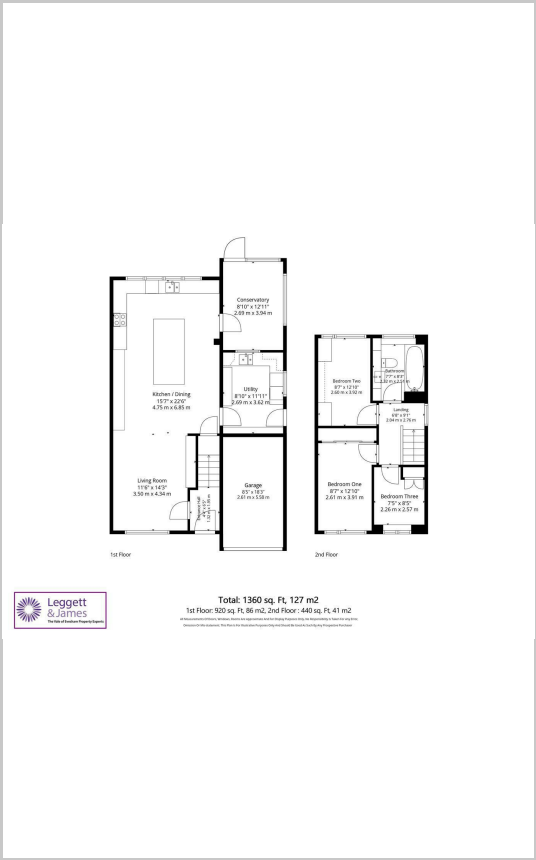
Referrals

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.

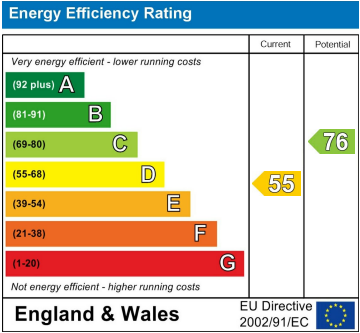
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.