Leggett & James

The Vale of Evesham Property Experts



6 Clyde Avenue

Evesham, Worcs, WR11 3FE

Asking Price £425,000

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This beautifully presented four-bedroom detached family home is a superb example of its type, having benefited from a number of thoughtful improvements and additions by the current owners. At the heart of the home is a fantastic open-plan kitchen, family and garden room, creating a wonderfully sociable space for everyday family life and entertaining, while the bathrooms have also been stylishly upgraded.

Outside, there is generous driveway parking, together with a single garage, while to the rear lies a truly wonderful well-stocked garden. Beautifully established and lovingly maintained, it provides a colourful and private setting in which to relax, dine and entertain.

Presented in superb order throughout, this is a comfortable and exceptionally well-cared-for family home that is ready to simply move into and enjoy, all set within one of our most popular residential developments.







Reception Hall
A modern multi lever entrance door opens to the reception hall, which has a radiator, stairs to the first floor with a useful storage cupboard below and doors leading off:

Cloakroom
having an obscure double glazed window to the front and refitted with a modern white low level WC along with a vanity wash basin with a store cupboard below. There is also a chrome heated towel rail and decorative modern wall tiling.

Living Room 13'11 x 11'7 (4.24m x 3.53m)
with a double glazed bay window to the front, a radiator, TV connection, wall light points and a decorative fireplace with an inset gas coal effect fire.

Open Plan Kitchen Dining Family Room 20'7 x 9'6 (6.27m x 2.90m)
A real feature of property is the stunning open plan space at the rear, with the dining room, kitchen and garden room all flowing into each other and all enjoying a stunning Karndean floor covering. The kitchen offers a well equipped range of gloss cupboards and drawers, complemented by quartz work surfaces with an insert 'Franke' sink. There is also a five ring 'Bosch' cooker hob with an extractor hood above, a 'Neff' raised oven and an integral 'Bosch' dishwasher. An archway leads through to:

Utility Room 6'2 x 4'10 (1.88m x 1.47m)
with a double glazed side door and fitted with match cupboards and drawers to the kitchen, a work surface having plumbing for a washing machine and tumble dryer below. There is also a cupboard housing a wall mounted 'Worcester' gas central heating boiler.

Garden Room 12'3 x 10'8 (3.73m x 3.25m)
being open to the kitchen dining room, this purpose built space, has double glazed windows and doors to the rear garden, a radiator and creates the perfect space to sit and relax.

First Floor Landing
with access to the loft and to the Airing Cupboard, which houses the pressurised hot water system. Doors lead off to:

Bedroom One 12'1 x 12'0 (3.68m x 3.66m)
having a double glazed window to the front, a radiator, two built in double wardrobes and a door to:

En Suite
which has been refurbished with a stylish modern suite comprising a low level WC, a vanity wash basin and a walk in double shower enclosure with a glass screen and a multi head rainfall shower. The room enjoys inset spotlighting, decorative modern wall tiling and a chrome heated towel rail.

Bedroom Two 9'10 x 9'9 (3.00m x 2.97m)
with a double glazed window to the rear, a radiator and a built in double wardrobe.

Bedroom Three 9'4 x 8'5 (2.84m x 2.57m)
having a double glazed window to the rear, a panel radiator and access to useful eaves storage space.

Bedroom Four 11'4 x 6'10 (3.45m x 2.08m)
with a double glazed window to the front and a panel radiator.

Bathroom
having an obscure double glazed window to the rear and refurbished with a stylish modern suite comprising a low level WC, a vanity wash basin and a walk in double shower enclosure with a glass screen and a multi head rainfall shower. The room enjoys inset spotlighting, decorative modern wall tiling and a chrome heated towel rail.

Outside
To the front of the property, the garden and the driveway are set down to decorative brick paving with the garden space enjoying a raised timber sleeper bed. The driveway provides off road parking and access to the Garage Store: 8'2 x 7' with an up and over door.

A gated side access opens to the rear garden which is a further feature of the property, with its secluded plot and southerly facing aspect, the current owners have created an absolute delight of a garden, with well stocked beds and borders edging the patio terrace, which is the perfect outdoor entertaining space.

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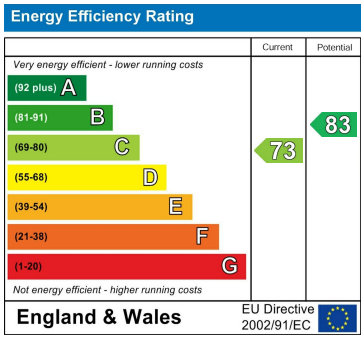
Area Map



Floor Plans



Energy Efficiency Graph



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