



**Leggett
& James**

The Vale of Evesham Property Experts



10 Bluebell Way

, Evesham, WR11 2HS

Asking Price £325,000



CHAIN FREE THREE BEDROOM DETACHED FAMILY HOME WITH STUDY, ENSUITE AND LANDSCAPED REAR GARDEN NESTLED WITHIN A PEACEFUL NO THROUGH ROAD

This charming three bedroom detached family home is offered to the market with NO ONWARD CHAIN. The property boasts two reception rooms, a ground floor study, ensuite to the main bedroom and much more. The property is located within a peaceful no through road and must be viewed to be fully appreciated.

As you approach the property you will find a well maintained front garden with a driveway for multiple vehicles leading to the garage. To the side of the property is a gate offering access to the rear garden, and before entering the property there is a reprieve from the elements, with a useful covered storm porch. There is also a useful electric car charging point to the front of the property.

The spacious ground floor comprises: entrance hall, living room, dining room, study/office, kitchen/breakfast room, utility room, ground floor WC, garage.



Entrance Hall

The welcoming entrance hall makes for a great first impression for the home. The entrance hall has a panel radiator and stairs rising to the first floor landing.

Living Room 13'5 x 13'4 (4.09m x 4.06m)

The perfect place to relax and unwind, the living room is open to the dining room, ideal for those that like to entertain. The room has a double glazed window to the front aspect, feature gas fireplace with decorative surround and a panel radiator.

Dining Room 9'1 x 7'8 (2.77m x 2.34m)

The dining room is open to the living room, ideal for those that like to entertain and set up for family living. The room has double glazed French patio doors to the rear aspect opening into the landscaped garden and a panel radiator.

Study / Office 7'10 x 4'9 (2.39m x 1.45m)

This well thought out work from home space can be shut off from the rest of the house at the end of the working day. The study has a double glazed window to the side aspect and wall mounted electric heater.

Kitchen / Breakfast Room 12'3 x 9'1 (3.73m x 2.77m)

The generous kitchen/breakfast room has a double glazed window to the rear aspect and panel radiator. The modern kitchen has a range of wall & base units, sink with drainer and a range of built in appliances, including built in fridge freezer, built in dishwasher, electric oven & hob.

Utility Room 5'0 x 4'10 (1.52m x 1.47m)

The useful utility room has a double glazed door leading to the rear garden and under counter space for both a washing machine and tumble dryer.

Ground Floor WC 4'10 x 3'8 (1.47m x 1.12m)

The ground floor WC has a double glazed window to the rear aspect and a panel radiator. The suite comprises of a low level WC and hand wash basin.

First Floor Landing

The first floor landing has doors opening into all three bedrooms, the family bathroom and useful airing cupboard.

Bedroom 1 10'1 x 9'4 (3.07m x 2.84m)

Double bedroom with a double glazed window to the front aspect, panel radiator and built in wardrobes. The bedroom also has access to its own ensuite shower room.

Bedroom 2 10'0 x 8'8 (3.05m x 2.64m)

Double bedroom with double glazed window to the rear aspect, panel radiator and built in wardrobe.

Bedroom 3 7'5 x 5'11 (2.26m x 1.80m)

Bedroom with double glazed window to the front aspect, panel radiator and built in wardrobe.

Ensuite Shower Room 7'7 x 4'3 (2.31m x 1.30m)

The ensuite shower room has a double glazed window to the side aspect and panel radiator. The suite comprises of a low level WC, hand wash basin and shower cubicle.

Bathroom 6'2 x 5'7 (1.88m x 1.70m)

The main bathroom has a double glazed window to the rear aspect and panel radiator. The suite comprises of a low level WC, hand wash basin and bath with shower over.

Garage 12'1 x 8'9 (3.68m x 2.67m)

The garage has light, power and an electric garage door to the front aspect as well as a useful personnel door to the side aspect, leading to the side passage.

Outside

Upon arrival at the property you will be pleased to see the property nestled within a peaceful cul-de-sac. To the front of the property you will find a well maintained front garden and driveway for multiple vehicles leading to the garage. To the side of the property is a gate offering access to the rear garden, and before entering the property there is a reprieve from the elements, with a useful covered storm porch. There is also a useful electric car charging point to the front of the property.

To the rear is a low maintenance landscaped rear garden with patio and an area of Astroturf.

Solar Panels - We understand from our client that the solar panels are owned outright and are not part of any solar panel lease agreement.

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.

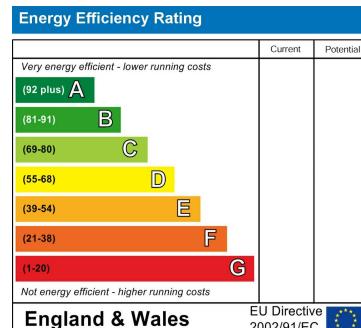
Area Map



Floor Plans



Energy Efficiency Graph



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