



Leggett & James

The Vale of Evesham Property Experts



3 Cartwright Way

, Evesham, WR11 2RS

Asking Price £475,000



Enjoying an enviable position within a now established development and overlooking protected green space, this superb example of a large, detached, modern family home must be viewed in order to appreciate what is on offer.

The accommodation of this beautifully presented home comprises of entrance hall, downstairs cloakroom, study, sitting room, social kitchen/diner, four double bedrooms with two having ensuite facilities, a further bedroom and a family bathroom. The property also enjoys off road parking, garage, bespoke outside bar and an enclosed rear garden.



An obscure double glazed front door opens to:

Entrance Hall

having a tiled floor, panel radiator and stairs leading to the first floor.

Cloakroom

with a wash hand basin, low level WC, extractor fan and tiled floor.

Study 8'3" x 6'6" (2.52 x 2.00)

having a double glazed window to the front, tiled floor, panel radiator, television point and telephone point.

Sitting Room 16'4" x 11'4" (4.98 x 3.47)

with a double glazed window to the front, two panel radiators, television point and log burner.

Kitchen Dining Room 23'7" x 14'8" (7.19 x 4.48)

having two double glazed windows to the rear and double glazed French doors to the rear, the kitchen is fitted with a range of wall and base units having work surfaces over, one and a half bowl sink with drainer and mixer tap, integral fridge freezer, integral dishwasher, electric hob, electric double oven, filter hood, tiled floor, television point, extractor fan and two panel radiators.

Utility 6'0" x 3'1" (1.84 x 0.94)

with space for a tumble dryer and space and plumbing for a washing machine.

First Floor Landing

having doors leading off to:

Bedroom Two 14'2" x 9'10" (4.34 x 3.00)

with a double glazed window to the front, television point, panel radiator and door to the En Suite: having an obscure double glazed window to the side, pedestal wash hand basin, low level WC, shower cubicle, spotlights, extractor fan and a tiled floor.

Bedroom Three 9'10" x 9'0" (3.00 x 2.76)

having a double glazed window to the rear and a panel radiator.

Bedroom Four 9'3" x 8'5" (2.82 x 2.59)

with a double glazed window to the front and a panel radiator.

Bedroom Five 9'0" x 6'4" (2.76 x 1.95)

having a double glazed window to the rear and a panel radiator.

Second Floor Landing

with a door to:

Master Bedroom 22'2" x 12'4" (6.76 x 3.77)

having a double glazed skylight window to the front and Velux cabrio window to the rear, panel radiator, fitted double wardrobe and door to the En Suite: this spacious room has a double glazed window to the side, low level WC, wash hand basin in vanity, panel bath, shower, extractor fan, spotlights and heated towel rail.

Outside

To the front of the property is a garden laid to lawn, a path leading to the front door, garage and ample off road parking. There is also gated access to the rear garden. The enclosed rear garden is mainly laid to lawn but also benefits from a patio area and a bespoke built bar to the side of the property.

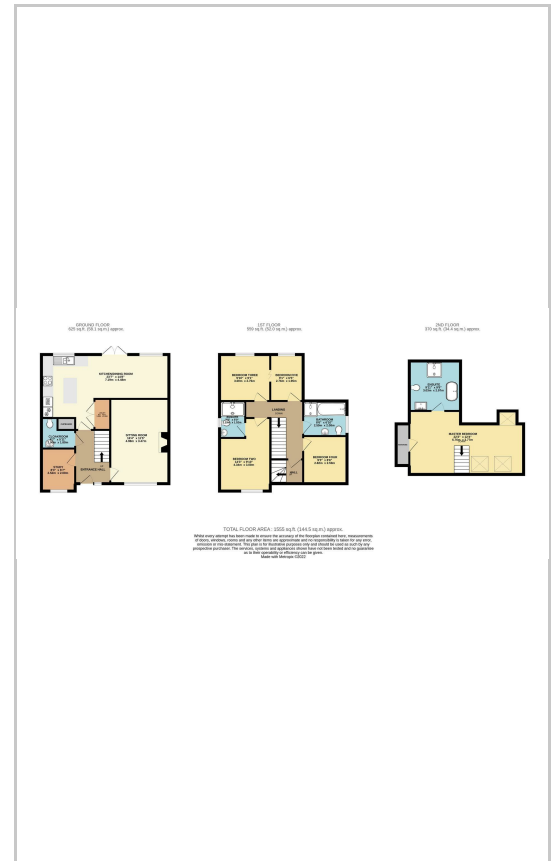
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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