



# Leggett & James

The Vale of Evesham Property Experts



## 6 Overbrook

Evesham, Worcs, WR11 1DE

Asking Price £355,000



Set in a popular and secluded residential location, this link detached bungalow has enjoyed a lavish refurbishment by the current owner, including a new central heating system with a gas combination boiler and radiators, re-plastering throughout, a refurbished bathroom and garage roof.

This all complements the plot that the bungalow enjoys with an enviable enclosed rear garden garden, which is generous in size and designed as the perfect outdoor space to relax and entertain. There is also a feature timber pergola frame.

Viewing of this fantastic prospect is recommended to anyone looking for the perfect home that is ready to move into.



## Entrance Hall

An enclosed porch has a double glazed sliding door, an inset foot mat and lighting. A further multi lever double glazed door opens to the Entrance Hall: with a panel radiator, access to the loft and the airing cupboard which has plenty of shelving.

Doors lead off to:

## Living Room 14'10 x 13'9 (4.52m x 4.19m )

having a double glazed window to the front, TV connection, wall light points and a feature inset fireplace.

## Kitchen Dining Room 18'10 x 8'11 (5.74m x 2.72m)

with a double glazed window to the rear, inset spotlights and a feature modern wall mounted radiator. The kitchen is well equipped with a range of cupboards, drawers and work surfaces which includes a single drainer sink with a mixer tap. There is also a built in cupboard, which houses a wall mounted Worcester gas combination boiler.

A double glazed door opens to:

## Conservatory 16'5 x 8'9 (5.00m x 2.67m)

this feature purpose built room enjoys double glazed windows and doors opening to the rear garden and a decorative ceramic tiled floor.

## Bedroom One 12'10 x 8'11 (3.91m x 2.72m)

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

## Bedroom Two 12'4 x 9'10 (3.76m x 3.00m)

having a double glazed window to the front, a panel radiator, a built in store cupboard and a range of fitted wardrobes.

## Bathroom

this room has been completely refurbished with a stylish modern white suite comprising a low level WC, a vanity wash basin and a panel bath which enjoys a rainfall and hand held shower. The room is also complemented by inset spotlighting, a wall mounted chrome heated towel rail and feature decorative wall and floor tiling.

## Outside

The front of the property is set out mainly to brick paving, which creates off road parking and also gives access to the Garage: 23' x 9'10 which has an up and over door, power, lighting and a further door to the rear garden. The garage has also enjoyed a newly installed roof.

A real feature of the property is the fantastic enclosed rear garden, which enjoys a real feeling of seclusion and is set out the paving and decorative stone for easier maintenance. There are spaces in the garden and under the stunning timber pergola for furniture to enjoy, relax and entertain in the garden.

## Referrals

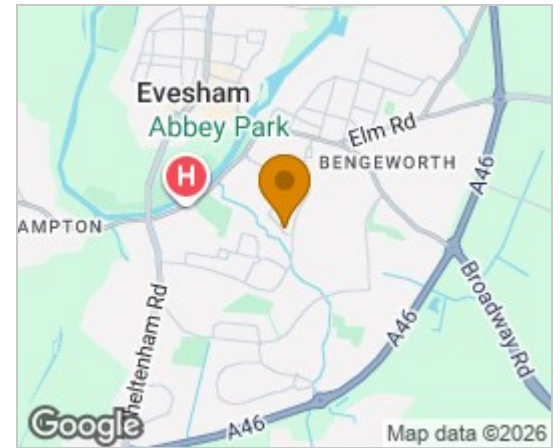
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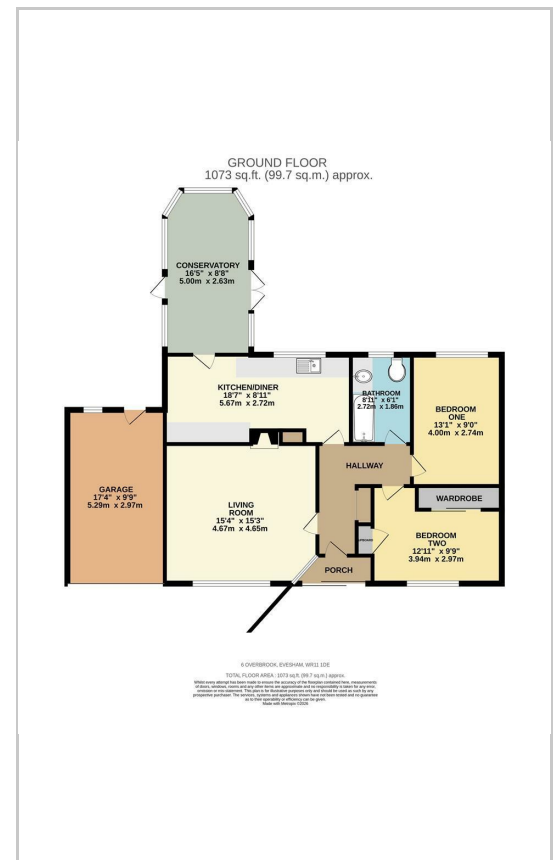
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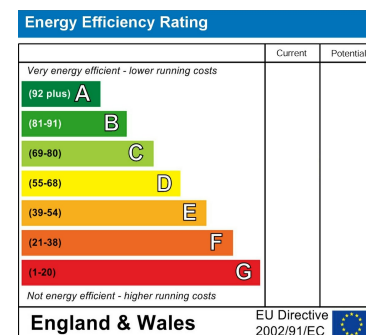
## Area Map



## Floor Plans



## Energy Efficiency Graph



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