



# Leggett & James

The Vale of Evesham Property Experts



## 10 The Dovecote

Charlton, Pershore, WR10 3LL

Asking Price £625,000



Set in the popular village of Charlton, this presents an exceptional opportunity to acquire a delightful detached family home. This spacious residence boasts four generously sized double bedrooms with an ensuite and a family bathroom, ensuring ample space for family living or hosting guests. The property features three well-appointed reception rooms which are complimented by a kitchen, utility, WC and a living room extension that creates a Sun Room.

The property is further enhanced by a double garage, offering secure parking and additional storage options. For those with multiple vehicles, the property has a driveway providing parking for several vehicles, a rare find in such a desirable location.

Situated in a popular village, this home benefits from a sense of community while still being conveniently close to local amenities. The absence of an onward chain allows for a smooth and efficient purchase process, making it an ideal choice for those looking to move swiftly into their new home.



The front door sits under a covered porch and opens to:

#### Entrance Hall

Having a double glazed window to the front, wood laminate floor, radiator, telephone point, stairs to the first floor and doors to:

#### Cloakroom

Having wood laminate floor, chrome radiator/towel rail, low level WC and wall mounted wash hand basin.

#### Living Room 22'1 x 12'2 (6.73m x 3.71m)

Having a double glazed box window to the front, two radiators, television point, fireplace with open feature fire, double doors with glazed side panels to the dining room and an opening to:

#### Sun Room 11'6 x 3'0 (3.51m x 0.91m)

Having double glazed doors, with matching windows to either side, opening to the rear garden.

#### Dining Room 12'7 x 11'11 (3.84m x 3.63m)

Having double glazed doors to the garden, with matching windows to either side, a radiator and door to entrance hall.

#### Study 9'7 x 7'0 (2.92m x 2.13m)

Having a double glazed window to the side, wood laminate floor and radiator.

#### Kitchen 14'0 x 8'7 (4.27m x 2.62m)

Having a double glazed window to the rear, tiled floor and radiator. the kitchen is fitted with a selection of wall and base units with granite work surfaces and tiled returns. There is a single sink, built in eye level electric double oven, electric hob with extractor hood over, space for a fridge freezer, integrated fridge and an opening to:

#### Lobby

Having a tiled floor and a double glazed door to outside. An opening leads to:

#### Utility Room

Having a double glazed window to the side, tiled floor and radiator. There are wall and base units with granite work surfaces and tiled returns, a single sink, space and plumbing for a washing machine with a tumble dryer stacked on top and an integral freezer.

#### First Floor Landing

Having a double glazed window to the front, radiator and doors to:

#### Bedroom One 11'7 x 11'7 (3.53m x 3.53m)

Having a double glazed window to the rear, radiator, telephone point and fitted wardrobes. A door opens to:

#### Ensuite

Having an obscure double glazed window to the side, chrome heated radiator/towel rail, tiled floor, spotlights and extractor fan. The suite comprises of a corner shower, low level WC and a pedestal wash hand basin.

#### Bedroom Two 12'6 x 10'0 (3.81m x 3.05m)

Having a double glazed window to the rear, radiator, fitted wardrobes and access to loft space.

#### Bedroom Three 11'11 x 8'10 (3.63m x 2.69m)

Having a double glazed window to the rear, radiator and fitted wardrobes.

#### Bedroom Four 11'10 x 9'6 (3.61m x 2.90m)

Having a double glazed window to the front, radiator, wood laminate floor and fitted wardrobes.

#### Bathroom

Having an obscure double glazed window to the front, tiled floor, radiator, spotlights, extractor fan and built in storage. The suite comprises of a built in low level WC, vanity wash hand basin and a P shaped bath with rainwater shower over.

#### Outside 20'9 x 15'11 (6.32m x 4.85m)

The front garden is laid to lawn with a block paved driveway that extends to a block paved path that leads to the front door. The driveway provides off road parking for several vehicles and leads to the Double Garage 20'9 x 15'11 (6.32m x 4.85m) with an electric up and over door, power, light, glazed door to the side, glazed window to the side and a floor standing oil fired 'Worcester' boiler.

The rear garden has a paved seating terrace that gives way to a tiered lawn with a central waterfall feature feeding in to an ornamental pond. There are further seating areas strategically positioned around the garden whilst to one side of the house there is a greenhouse and timber shed with gated pedestrian access to the front. A pathway to the other side of the house gives access to the double garage and lobby and has gated pedestrian access back to the driveway.

#### 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.

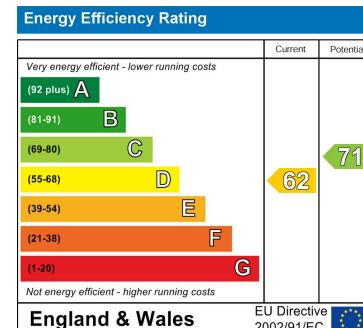
## Area Map



## Floor Plans



## Energy Efficiency Graph



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