



Leggett & James

The Vale of Evesham Property Experts



15 St Andrew road

, WR11 2NR

Asking Price £350,000



Welcome to this charming detached house, perfectly suited for families or those seeking a peaceful retreat. This delightful property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining with the garden room opening from the kitchen.

The three well-proportioned bedrooms offer comfortable living, with a family bathroom and a ground floor shower room.

One of the standout features of this home is the southerly facing rear garden, which invites an abundance of natural light throughout the day. This outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with friends and family. Whilst there is also a garage and parking.

The flexible accommodation allows for various living arrangements, making it easy to adapt the space to suit your lifestyle.



An obscure double glazed front door opens to:

Entrance Hall

Having two radiators, stairs to the first floor with useful under stairs cupboard and doors that lead off.

Lounge Diner 23'1" x 10'10" (7.06 x 3.32)

Having a double glazed window to the front, double glazed sliding doors to the rear garden, two radiators, feature fireplace with electric fire, television point, telephone point and door to kitchen.

Kitchen 7'7" x 6'8" (2.32 x 2.04)

With a selection of wall and base units with work surfaces and tiled returns. There is a one and a half bowl sink, cooker point, space for a fridge and space and plumbing for a washing machine. There is a tiled floor, a radiator and an open archway looking through to the garden room with a door to the hall and an opening to:

Garden Room 12'6" x 9'4" (3.82 x 2.87)

Enjoying views over the southerly facing garden this room has double glazed windows and double glazed doors to the garden. There is a tiled floor, an electric panel heater and a door to the hall.

Ground Floor Bedroom Three 10'11" x 9'10" (3.33 x 3.02)

Having a double glazed window to the front and a radiator.

Ground Floor Shower Room 7'4" x 6'7" (2.25 x 2.03)

Having an obscure double glazed window to the rear, radiator towel rail, tiled floor and a wall mounted gas fired 'Worcester' boiler. The white suite comprises of a dual flush low level WC, vanity wash hand basin with cupboards below and a shower cubicle.

First Floor Landing

Having access to loft space, door to airing cupboard and doors to:

Bedroom One 12'10" x 10'0" (3.93 x 3.06)

Having a double glazed window to the front, radiator, fitted wardrobes and access to eaves storage.

Bedroom Two 10'0" x 7'1" (3.05 x 2.16)

Having a double glazed window to the rear, a radiator and access to eaves storage.

Bathroom 7'10" x 5'5" (2.41 x 1.67)

Having an obscure double glazed window to the rear, radiator and a white suite comprising of a low level WC, pedestal wash hand basin and a panel bath.

Outside

The front garden is laid to gravel with established well stocked borders. A driveway provides off road parking space and leads to the Garage 5.26m x 2.75m (17'3" x 9'0") with an electric roller door, power, light, obscure double glazed window to the rear and an obscure double glazed door to the garden. A paved path leads around to the front door.

The attractive rear garden enjoys a pleasant southerly aspect and has a paved seating area that gives way to an area of lawn. A timber gazebo creates a sheltered seating area whilst there is also a greenhouse and a timber shed.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

