



**Leggett  
& James**

The Vale of Evesham Property Experts



## 4 Durcott Gardens

, Evesham, WR11 1ET

Offers Over £350,000



\*\*\*WELL PRESENTED DETACHED THREE BEDROOM FAMILY HOME WITH GROUND FLOOR STUDY/OFFICE, STYLISH & SOCIALE KITCHEN/DINER AND ENSUITE TO THE MAIN BEDROOM\*\*\*

This well presented three bedroom detached family home is located within a sought-after location within easy reach of the amenities of Evesham Town centre and a short stroll from river walks.

The property boasts a useful purpose built study/office, stylish & sociable kitchen/diner and an upgraded ensuite shower room which services the main bedroom.

As you approach the property you will find a generous driveway for multiple vehicles leading to the detached garage, and additional parking which has been created to the front elevation of the property with a pathway leading to the front door. To the right hand side of the property is a gate offering useful access to the rear garden.

The stunning ground floor of the home comprises: entrance hall, study/office, living room, kitchen/diner, ground floor WC.



## Entrance Hall

The welcoming entrance hall makes a great first impression for this impressive home. The entrance hall has doors offering access to the living room, kitchen/diner, study/office & the WC. There is also a panel radiator and stairs rising to the first floor.

## Living Room 14'2 x 10'11 (4.32m x 3.33m)

The perfect place to relax, the family living room has a double glazed window to the side aspect, double glazed French patio doors to the rear aspect, leading into the garden and a panel radiator.

## Kitchen/Diner 17'10 x 13'7 (5.44m x 4.14m)

At the heart of the home is the modern & stylish kitchen/diner, which has a double glazed windows to both the front and rear aspects, panel radiator, double glazed door leading to the rear garden and useful under stairs storage. The kitchen itself comprises of a range of wall & base units, eye level oven & grill, gas hob, sink with drainer and a range of built in appliances including fridge freezer, dishwasher and washing machine. At the centre of the kitchen is a useful breakfast bar/island which offers additional work space, power sockets and storage underneath.

## Study/Office 7'7 x 5'9 (2.31m x 1.75m)

The purpose built study/office is an ideal work from home space away from the hustle & bustle of the rest of the house. The room has a double glazed window to the front aspect & panel radiator.

## Ground Floor WC 6'1 x 3'4 (1.85m x 1.02m)

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

## First floor landing

The first floor landing has a double glazed window to the rear aspect, panel radiator and doors offering access to all three bedrooms and the family bathroom.

## Bedroom 1 14'6 x 11'0 (4.42m x 3.35m)

Spacious double bedroom with double glazed window to the front aspect, panel radiator and access to its own ensuite shower room.

## Ensuite Shower Room 5'9 x 5'3 (1.75m x 1.60m)

Stylish & modern ensuite shower room with a double glazed window to the front aspect and vertical wall mounted radiator. The stylish suite comprises of a low level WC, hand wash basin and shower cubicle.

## Bedroom 2 11'5 x 10'4 (3.48m x 3.15m)

Spacious double bedroom with double glazed window to the front aspect, panel radiator and built in storage cupboard.

## Bedroom 3 10'2 x 9'6 (3.10m x 2.90m)

Generous bedroom with double glazed window to the rear aspect and panel radiator.

## Bathroom 6'11 x 6'1 (2.11m x 1.85m)

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 18'3 x 8'11 (5.56m x 2.72m)

The detached garage has a traditional 'up and over' style garage door to the front aspect and useful personnel door to the rear side which leads to the rear garden. The garage also benefits from having light & power.

## Outside

Upon arrival at the property you will find a generous driveway for multiple vehicles leading to the detached garage and additional parking which has been created to the front elevation of the property and a pathway leading to the front door. To the right hand side of the property is a gate offering useful access to the rear garden.

To the rear is a generous & well maintained rear garden which comprises of different areas including a patio, gravelled area, decking and lawn. The perfect place to relax all year round!

## 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.

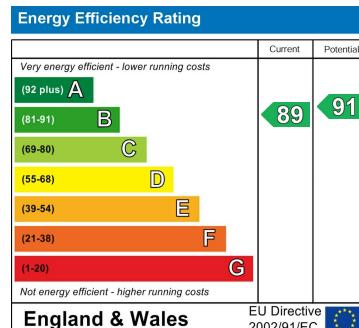
## Area Map



## Floor Plans



## Energy Efficiency Graph



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