



# Leggett & James

The Vale of Evesham Property Experts



## 1 Prince Henrys Close

Evesham, Worcestershire, WR11 4NW

Asking Price £675,000



Set in the much sought after Greenhill area of Evesham, this substantial detached family home has much to offer with the well appointed accommodation presented in excellent order by the current long term owner. The property enjoys Six bedrooms, two reception rooms and a stunning open plan kitchen dining room, which opens to a conservatory.

Viewing of this most impressive example is encouraged to fully appreciate all that is on offer.



### Reception Hall

Standing under an open canopy a part glazed door opens to the Reception Hall: having a panel radiator, stairs to the first floor and doors leading off.

### Cloakroom

Cloakroom: with an obscure double glazed window to the front, panel radiator and a white low level WC with matching wash hand basin.

### Living Room 16'4 x 12' (4.98m x 3.66m)

having a double glazed bay window to the front, panel radiator, wall light points, television point and a fireplace with an inset stone effect gas fire.

### Open-plan Kitchen Dining Room 20' x 15' (6.10m x 4.57m)

this feature open plan room is a key feature of the property and creates a fantastic space for both entertaining and day to day living. The kitchen area is equipped with a stylish range of white gloss cupboards and drawers complemented by granite work surfaces which incorporate the sink and a five ring gas hob with extractor hood above. Integral appliances include a fridge freezer, wine cooler, microwave, dishwasher and two ovens. The feature wood floor flows through to a Sitting Area 11'5 x 9'0 (3.48m x 2.74m): having wall light points and a panel radiator. An archway leads into the Dining Room 10'7 x 9'2 (3.23m x 2.79m): with double glazed windows and twin doors to the rear garden and a panel radiator.

### Family Room 14'10 x 9'8 (4.52m x 2.95m)

having a double glazed sliding patio door to the rear garden, panel radiator, wall light points, television point and matching fitted cupboards with counter space above. The wood floor continues from the kitchen and a further door opens to the garage.

### First Floor Landing

with a double glazed window to the front, two panel radiators and a fitted counter creating a useful study area. The airing cupboard houses an immersion heater and shelving. Stairs lead to the second floor and doors open to:

### Master Suite 17' x 14'11 (5.18m x 4.55m)

having a double glazed bay window to the front, panel radiator, wall light points, television point and a range of fitted wardrobes. Stairs rise to a Landing: with double glazed windows to the side and rear, panel radiator and a walk in store cupboard. A door leads to the Bathroom: with an obscure double glazed window to the side, panel radiator ceiling spotlights and a white suite comprising of his and hers wash basin with mirrors above and a panel bath with a glass splash screen and a hot water shower. The room is complemented with Limestone tiles around the bathroom furniture. There is also access to a useful storage space.

### Bedroom Two 13' x 10'4 (3.96m x 3.15m)

with a double glazed bay window to the front, panel radiator, television point and a range of fitted wardrobes with mirror fronted doors. En Suite: having an obscure double glazed window to the side, panel radiator and refitted with a modern white suite comprising of a low level WC, pedestal wash hand basin and a tiled shower cubicle with a folding glass door.

### Bedroom Three 14'11 x 10' (4.55m x 3.05m)

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

### Bedroom Four 13' x 8'4 (3.96m x 2.54m)

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

### Bedroom Five 9'4 x 6'11 (2.84m x 2.11m)

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

### Bedroom Six 15'8 x 14'6 (4.78m x 4.42m)

having a double glazed skylight window to the rear, panel radiator, television point and access to eaves storage space.

### Bathroom

with an obscure double glazed window to the side, a wall mounted chrome heated towel rail and electric shaver point. The white suite comprises of a low level WC, vanity wash hand basin with cupboards below and a spa bath with central mixer tap and a tiled splash surround.

### Outside

The property is set on a favourable corner plot with a driveway providing off road parking and giving access to the Double Garage: having an up and over door, power, lighting and doors to the property and the rear garden. There is also a wall mounted Worcester gas boiler. The enclosed rear garden enjoys a secluded position and has been landscaped to created wide paved areas of terrace and patio, ideal for outdoor entertaining or keeping a hot tub. The garden has been laid out with artificial grass for easier maintenance, whilst there are several established trees along with a timber sun deck.

### Referrals

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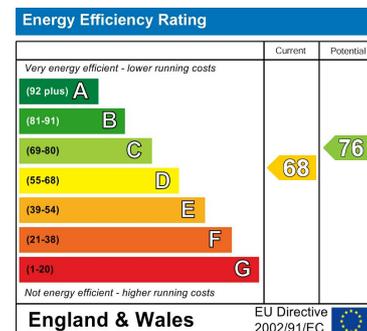
## Area Map



## Floor Plans



## Energy Efficiency Graph



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