



# Leggett & James

The Vale of Evesham Property Experts



## 8 Kent Close

, Evesham, WR11 2QH

Asking Price £320,000



This delightful detached house offers a perfect blend of comfort and convenience. The property boasts a modern design and is ideal for those seeking a peaceful yet accessible living environment.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining, whilst there is a well appointed kitchen and the addition of a conservatory to the rear opening to the garden. The two double bedrooms are generously sized, ensuring a restful retreat at the end of the day. There is also a shower room and a ground floor cloakroom.

Another feature of this property is the home office located in the garden, providing an excellent space for remote work or creative pursuits.

Parking is made easy with a driveway, ensuring convenience for you and your guests. The absence of a chain means that you can move in without delay, allowing you to settle into your new home swiftly.





Standing under an open porch the double glazed front door has an inset panel, with a double glazed window to the side, and opens to:

Entrance Hall

Having 'Karndeian' flooring, radiator, telephone point, stairs to the first floor and doors to:

Cloakroom

Having 'Karndeian' flooring, radiator, extractor fan, spotlights and a white suite comprising of a low level WC and a pedestal wash hand basin.

Living Room 17'10 x 12'0 (5.44m x 3.66m)

Having a double glazed window to the front, double glazed door, with matching double glazed windows to either side, opening to the conservatory. There is 'Karndeian' flooring, a radiator, fireplace with gas feature fire, television point, telephone point and an under stairs storage cupboard.

Conservatory 9'10 x 8'3 (3.00m x 2.51m)

Having double glazed windows to rear and sides and a double glazed door to the garden.

Kitchen 11'7 x 9'8 (3.53m x 2.95m)

Having a double glazed window to the front, double glazed door to the side, 'Karndeian' flooring and a kick space heater. The kitchen is fitted with a selection of wall and base units with work surfaces over, tiled returns and a sink with drainer. There is an integral fridge freezer, integral dishwasher, space and plumbing for a washing machine, built in electric oven and a gas hob with extractor hood over. A cupboard houses the gas fired 'Valliant' combination boiler.

Dining Room 11'7 x 12'0 (3.53m x 3.66m)

Having double glazed windows to side and rear, 'Karndeian' flooring and radiator.

First Floor Landing

Having a 'Velux' window, radiator, access to loft space and doors to:

Bedroom One 15'9 x 12'0 (4.80m x 3.66m)

Having a double glazed window to the front, radiator, telephone point. television point and two built in double wardrobes.

Bedroom Two 13'6 x 11'7 (4.11m x 3.53m)

Having a double glazed window to the side, radiator, telephone point. television point and two built in double wardrobes.

Shower Room

Having a 'Velux' window, radiator, extractor fan, 'Karndeian' flooring and a white suite comprising of a low level WC, pedestal wash hand basin and a shower cubicle with mains shower.

Outside

The front garden is laid to lawn with established planting and a paved path to the front door. To the side of the property is a further area of lawn with established borders. There is a driveway that provides off road parking space and gated pedestrian access to the rear garden. The rear garden has a block paved seating area that gives way to an area of lawn. There is a timber home office - 8'0 x 8'0 (2.44m x 2.44m) with power and light, double glazed windows and door. There is also a timber shed, whilst gated pedestrian access leads to both sides of the property.

Referrals

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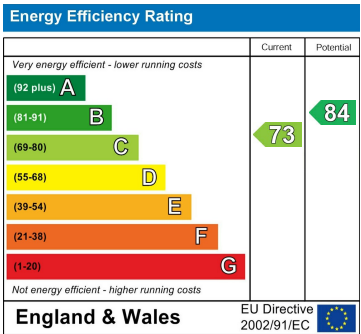
Area Map



Floor Plans



Energy Efficiency Graph



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