



**Leggett
& James**

The Vale of Evesham Property Experts



23 Rowan Close

, Evesham, WR11 1YG

Offers In Excess Of £275,000



CHAIN FREE THREE BEDROOM FAMILY HOME NESTLED WITHIN A POPULAR CUL-DE-SAC

This well presented and extended family home boasts three bedrooms, two reception rooms, garage & driveway and is located within a popular cul-de-sac. The property is offered to the market with NO ONWARD CHAIN.

As you approach this wonderful home you will find a block paved driveway for several vehicles leading to a useful garage, covered porch and front door to the home.

The spacious ground floor comprises: entrance hall, living room, dining room, kitchen.

The first floor comprises: first floor landing, three well proportioned bedrooms and the family bathroom.



Entrance Hall

A double glazed door opens into welcoming entrance hall which has doors offering access to the stylish living room and elegant dining room.

Living Room 14'1 x 12'1 (4.29m x 3.68m)

The stylish living room has a bay window to the front aspect, panel radiator, gas fireplace with decorative surround and stairs rising to the first floor.

Dining Room 21'1 x 9'0 (6.43m x 2.74m)

The elegant dining room is perfect for those that like to entertain, being open to the modern kitchen. The Dining room has a feature panelled wall and panel radiator.

Kitchen 12'1 x 7'11 (3.68m x 2.41m)

The modern kitchen is open to the elegant dining room and comprises of a range of wall & base units, electric oven with gas hob and sink with drainer. To the rear aspect, light cascades through two double glazed windows and a double glazed door that offers access to the spacious rear garden.

First Floor Landing

The first floor landing has doors offering access to three well proportioned bedrooms and the modern family bathroom.

Bedroom One 12'1 x 10'0 (3.68m x 3.05m)

Double bedroom with double glazed window to the front aspect, panel radiator and useful shower cubicle.

Bedroom Two 13'0 x 7'0 (3.96m x 2.13m)

Double bedroom with dual aspect double glazed windows to the front and rear aspects and panel radiator.

Bedroom Three 9'1 x 6'1 (2.77m x 1.85m)

Generous bedroom with double glazed window to the rear aspect, panel radiator and two useful storage cupboards.

Bathroom 6'1 x 5'1 (1.85m x 1.55m)

The modern bathroom has a double glazed window to the rear aspect and panel radiator. The suite comprises of bath with shower screen and shower over, low level WC and hand wash basin.

Garage 18'1 x 7'0 (5.51m x 2.13m)

The useful garage has light, power and a traditional 'up and over' style garage door to the front aspect and personnel door at the rear to allow access from the rear garden.

Outside

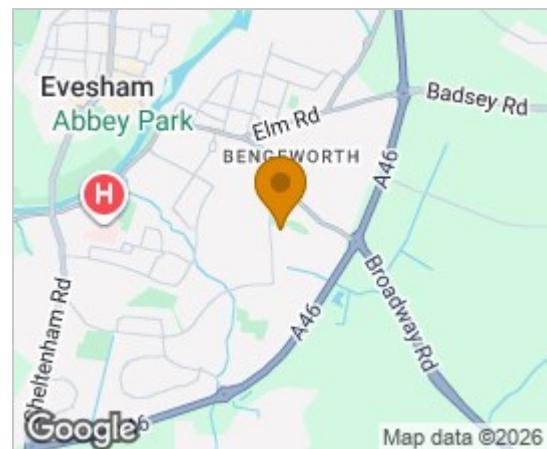
Upon arrival at the property you will find a block paved driveway for multiple vehicles which leads to a covered porch, garage and front door to the living accommodation.

To the rear you will find a spacious and private rear garden which has a patio area and steps leading to the lawn with bushes, shrubs and borders. The garden is lovely and private with a dog walking field behind.

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.

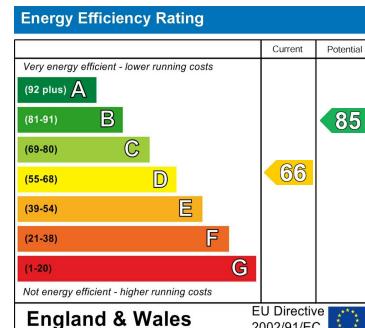
Area Map



Floor Plans



Energy Efficiency Graph



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