



# Leggett & James

The Vale of Evesham Property Experts



## 46 Seward Road

Badsey, Evesham, WR11 7HQ

Asking Price £425,000



\*\*\*CHAIN FREE FOUR BEDROOM DETACHED FAMILY HOME WITH SHOW STOPPING REAR GARDEN, LOCATED WITHIN THE HEART OF THE THRIVING VILLAGE OF BADSEY\*\*\*

This wonderful detached four bedroom family home is offered to the market with NO ONWARD CHAIN.

The property boasts a generous and mature rear garden which must be viewed to be fully appreciated. The home has two reception rooms, a spacious driveway & garage and is located within the heart of the thriving village of Badsey.

As you approach the property you will find a well maintained fore garden, generous driveway leading to the garage and a pathway, which in one direction takes you to the front door of the home, and in the other to a useful gate offering access to the rear garden.





Living Room 18'0 x 16'10 (5.49m x 5.13m)

The welcoming and spacious family living room has a double glazed window to the front aspect, two panel radiators and a decorative electric fireplace with stone surround. From the living room are stairs rising to the first floor landing.

Dining Room 11'0 x 8'11 (3.35m x 2.72m)

The intimate dining room is perfect for those that like to entertain, with a serving hatch opening to the adjoining kitchen. The dining room has double glazed sliding doors opening onto the show stopping rear garden and a panel radiator.

Kitchen/Breakfast Room 8'1 x 11 (2.46m x 3.35m)

The kitchen/Breakfast room has a double glazed window to the rear aspect, panel radiator and door opening into the useful utility room. The kitchen comprises of a range of wall & base units, sink with drainer and space for both a fridge freezer & freestanding oven, there is also space for a breakfast table.

Utility Room 8'0 x 6'0 (2.44m x 1.83m)

The very handy utility room has a double glazed window to the rear aspect, double glazed door opening to the garden, panel radiator and access door to the rear of the garage. The utility has a sink with drainer with storage beneath and space for a washing machine.

Ground Floor WC 5'11 x 3'1 (1.80m x 0.94m)

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

Garage 26'0 x 8'0 (7.92m x 2.44m)

The garage has light, power, a double glazed window to the side aspect and traditional 'up and over' style garage door to the front aspect.

First Floor Landing

The first floor landing has doors offering access to all four bedroom, the bathroom and first floor WC.

Bedroom 1 14'11 x 11'11 (4.55m x 3.63m)

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

Bedroom 2 11'0 x 8'11 (3.35m x 2.72m)

Double bedroom with double glazed window to the rear aspect taking in views of the surrounding countryside and a panel radiator.

Bedroom 3 11'11 x 8'0 (3.63m x 2.44m)

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

Bedroom 4 11'0 x 8'0 (3.35m x 2.44m)

Generous bedroom with double glazed window to the rear aspect taking in views of the surrounding countryside and a panel radiator.

Bathroom 7'11 x 5'1 (2.41m x 1.55m)

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

First Floor WC 6'0 x 2'1 (1.83m x 0.64m)

The first floor WC, located next to the bathroom has a double glazed window to the rear aspect and a low level WC.

Outside

As you approach the property you will find a well maintained fore garden, generous driveway leading to the garage and a pathway, which in one direction takes you to the front door of the home, and in the other to a useful gate offering access to the rear garden.

To the rear of the property is a spacious and show stopping, westerly facing rear garden. The generous garden has a patio area leading to a large lawn, which at the bottom meets Badsey brook. The garden is stocked full of mature trees, bushes and shrubs and should be viewed to be fully appreciated.

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.

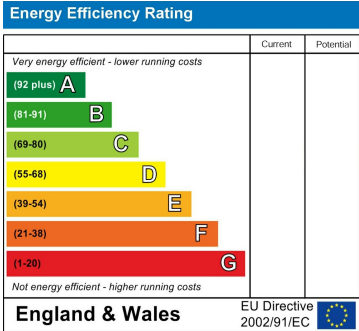
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.