



# Leggett & James

The Vale of Evesham Property Experts



## Martin House

Atch Lench, Evesham, WR11 4SW

Asking Price £629,000



Nestled in the tranquil village of Atch Lench, this delightful detached dormer bungalow offers a perfect blend of comfort and flexibility. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking ample living space.

The bungalow features two inviting reception rooms and a spacious kitchen, providing a warm and welcoming atmosphere for both relaxation and entertaining. The flexible accommodation allows for various living arrangements, catering to your individual needs.

Surrounded by beautifully maintained gardens that wrap around the property, you can enjoy the serene outdoor space, perfect for gardening enthusiasts or simply unwinding in nature.

Additionally, the property boasts ample parking and a double garage, making it practical for families or guests. With no onward chain, you can move in without delay and start enjoying your new home right away.



An open porch sits under an arched opening, with an obscure glazed front door with matching side panels opening to:

**Reception Hall**

Having a parquet floor, radiator, stairs to the first floor, door to the airing cupboard and doors to Living Room, Dining Room, two bedrooms and the Ground Floor Shower Room.

**Living Room 20'6 x 13'6 max (6.25m x 4.11m max)**

Having a bay window to the front, a double glazed window looking over the garden, radiator, built in cupboards and shelving and a through fireplace that has a wood burning stove.

**Dining Room 17'4 x 12'4 (5.28m x 3.76m)**

Having double glazed doors to the garden, two radiators, built in cupboards and shelving, a through fireplace with wood burning stove and a door to the Breakfast Kitchen.

**Breakfast Kitchen 16'5 x 12'6 (5.00m x 3.81m)**

Having double glazed windows to both sides, radiator and door to pantry cupboard that houses the 'Worcester' gas fired combination boiler. The kitchen is fitted with a selection of wall and base units with work surfaces over. There is a one and a half bowl sink and drainer, built in electric eye level double oven, gas hob with extractor hood and spaces for a fridge freezer, dishwasher and washing machine. An obscure double glazed door opens to a timber decked seating area.

**Bedroom One 13'0 x 11'9 (3.96m x 3.58m)**

Having double glazed windows to the front and side, radiator, exposed wooden floor and fitted wardrobes.

**Bedroom Two 11'3 x 11'0 (3.43m x 3.35m)**

Having double glazed windows to rear and side, radiator, parquet flooring and a telephone point.

**Ground Floor Shower Room**

Having two obscure double glazed windows to the rear, heated towel rail, extractor fan and a white suite comprising of a low level WC, vanity wash hand basin with cupboards below and a walk in shower unit with mains shower.

**First Floor Landing**

Having two double glazed 'Velux' windows, radiator, door to store cupboard that gives access to eaves storage space and doors to:

**Bedroom Three 13'9 x 9'5 min (4.19m x 2.87m min)**

Having a double glazed window to the side, radiator, access to eaves storage cupboard, access to further eaves storage and access to loft space.

**Bedroom Four 9'3 x 9'0 (2.82m x 2.74m)**

Having a double glazed 'Velux' window, radiator, built in wardrobe, access to eaves storage cupboard and access to loft space.

**First Floor Shower Room**

Having a double glazed 'Velux' window, radiator, extractor fan, access to eaves storage and a white suite comprising of a low level WC, pedestal wash hand basin and shower cubicle with electric shower.

**Outside**

A set of five bar gates opens to a gravelled driveway that provides off road parking for several vehicles and leads to the Double Garage - 17'11 x 17'9 (5.46m x 5.41m) with two up and over doors, window to the side, door to the garden, power, light and boarded loft space.

The attractive gardens wrap around the property with a wide paved terrace off the dining room that gives way to an area of lawn with established borders and flower beds. There is a gravelled area that could accommodate a summer house whilst a timber decked seating area has a timber pergola over it and can also be accessed from the kitchen. The lawn continues around the property where there is a seating area for a garden bench with the lawn sweeping on around the property back to the gravelled driveway.

**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.

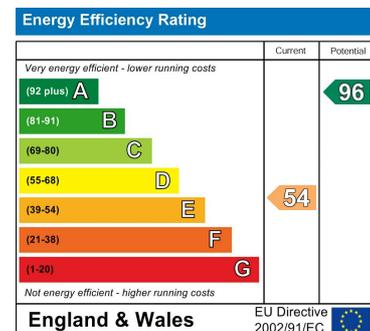
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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