



**Leggett  
& James**

The Vale of Evesham Property Experts



## 64 Badsey Lane

, Evesham, WR11 3BA

Asking Price £325,000



\*\*\*CHAIN FREE THREE BEDROOM FAMILY HOME SET WITHIN A PEACEFUL CUL-DE-SAC\*\*\*

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

The property boasts a driveway for multiple vehicles, generous rear gardens and is located within a much sought-after and peaceful cul-de-sac.

As you approach the property you will find a spacious driveway for multiple vehicles, delightful planted borders and pathway leading to the front door. To the right hand side of the property you will find a gate offering access to the side passage and rear gardens.

Once inside, the spacious ground floor comprises: entrance porch, entrance hall, lounge/diner with log burner, kitchen/breakfast room, utility room, ground floor WC, conservatory.



## Entrance Porch

The welcoming entrance porch is open to the entrance hall and has windows to both side aspects.

## Entrance Hall

The welcoming entrance hall makes a great first impression for the home. The entrance hall had a panel radiator and stairs rising to the first floor.

## Lounge/Diner 21'5 x 14'9 (6.53m x 4.50m)

The perfect place to relax and unwind, This spacious reception area is ideal for both lounging and dining and has a double glazed bay window to the front aspect and double glazed double doors leading to the conservatory to the rear. The room has a feature log burner for those cosy evenings, two panel radiators and two useful & spacious storage cupboards.

## Kitchen/Breakfast Room 16'0 x 11'3 (4.88m x 3.43m)

The modern kitchen/breakfast room has double doors opening into the lounge/diner, perfect for those that like to entertain. The room has a double glazed window to the front aspect, double glazed door leading to the side passage and a panel radiator. The modern kitchen comprises of a range of wall & base units, breakfast bar, built in dishwasher, sink with drainer and space for a fridge freezer & oven.

## Utility Room 7'8 x 4'3 (2.34m x 1.30m)

The useful utility room has a double glazed window to the rear aspect, worktop space with cupboards beneath and space for a washing machine.

## Ground Floor WC 4'3 x 3'2 (1.30m x 0.97m)

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

## Conservatory 13'8 x 9'1 (4.17m x 2.77m)

With a lovely view of the spacious gardens the conservatory is a lovely area to sit, relax and watch the world go by. The conservatory has double glazing to both sides and rear aspects and French patio doors leading to the beautiful rear garden.

## First Floor Landing

The first floor landing has doors opening into all three well proportioned bedrooms and the modern shower room.

## Bedroom 1 17'6 x 11'3 (5.33m x 3.43m)

Spacious double bedroom with dual aspect double glazed windows to the front & rear aspects and panel radiator. The bedroom also has access to its own ensuite shower room.

## Ensuite Shower Room 7'8 x 3'2 (2.34m x 0.97m)

The modern ensuite shower room comprises of a low level WC, hand wash basin, shower cubicle and heated towel rail.

## Bedroom 2 14'11 x 9'11 (4.55m x 3.02m)

Spacious double bedroom with double glazed bay window and further double glazed window to the front aspect, panel radiator and built in wardrobe.

## Bedroom 3 11'2 x 9'0 (3.40m x 2.74m)

generous third bedroom with double glazed window to the rear aspect and panel radiator.

## Shower Room 8'9 x 7'11 (2.67m x 2.41m)

The modern shower room has a double glazed window to the rear aspect and heated towel rail. The suite comprises of a low level WC, hand wash basin and corner shower cubicle.

## Outside

Upon arrival at the property you will find a spacious driveway for multiple vehicles, delightful planted borders and pathway leading to the front door. To the right hand side of the property you will find a gate offering access to the side passage and rear gardens.

To the rear of the property is a spacious and well kept rear garden comprising of patio, pathway and generous lawn.

## 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.

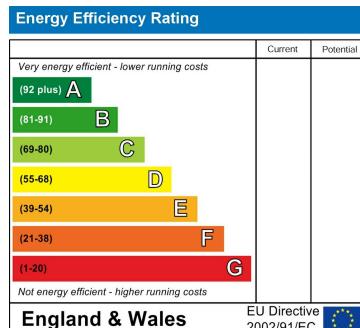
## Area Map



## Floor Plans



## Energy Efficiency Graph



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