



Leggett & James

The Vale of Evesham Property Experts



16 Lambourne Close

Evesham, Worcs, WR11 3JR

Asking Price £495,000



This fantastic four bedroom detached family home offers a rare opportunity, as the property enjoys a unique position within a popular residential location overlooking a beautiful green space set around and along a water course and walking path.

The well appointed accommodation offers everything you would expect to find in a contemporary modern family home, including a master bedroom with ensuite, a home office, cloakroom, a detached double garage and a feature landscaped rear garden.

Viewing of this superb example is highly recommended to appreciate all that this home has to offer.



Reception Hall

A multi lever double glazed front door opens to the reception hall, which enjoys a feature wood style floor covering, a radiator, a built in store cupboard, telephone point, stairs to the first floor and doors leading to:

Cloakroom

with the wood style floor continuing from the reception hall, a radiator and fitted with a modern white suite, comprising a low level WC and a wash basin.

Study 7'5 x 7' (2.26m x 2.13m)

having a double glazed window to the front and a panel radiator.

Living Room 16'6 x 12' (5.03m x 3.66m)

with a double glazed bay window to the front and a further double glazed window to the side, a TV aerial point, two radiators and a door to:

Dining Space 10'6 x 8'6 (3.20m x 2.59m)

forming part of the open plan rear part of the house, the dining space has twin double glazed door opening to the rear garden, a panel radiator and an archway that leads through to:

Kitchen Breakfast Room 16'5 x 10'6 max 8'6 min (5.00m x 3.20m max 2.59m min)

this feature open plan space offers a double glazed bay with twin doors to the rear garden, a double glazed window to the rear garden and a useful built in pantry cupboard. The kitchen is well equipped with a range of cupboards, drawers and work surfaces with a single drainer sink including a feature mixer tap. There is also a four ring gas cooker hob with an extractor hood above and oven below, plumbing for a dishwasher, inset spot lighting, a door that leads to the reception hall and an archway to:

Utility Room 5'5 x 5'2 (1.65m x 1.57m)

with a double glazed door to the rear garden, a panel radiator and fitted with matching cupboards, work surfaces with plumbing for a washing machine and space for a tumble dryer below. There is also a concealed was mounted 'Ideal' gas central heating boiler/

First Floor Landing

with access to the loft space, a radiator and twin door opening to the Airing Cupboard: having a pressured hot water cylinder.

Bedroom One 12'6 x 11'7 (3.81m x 3.53m)

with a double glazed window to the front, a TV aerial point and fitted with a range of wardrobes with sliding mirror doors. Door to: Ensuite: fitted with a modern white suite comprising a low level WC, a pedestal wash basin and a double shower with sliding glass doors, a hot water shower and complemented by decorative tiling.

Bedroom Two 14'1 x 10'7 (4.29m x 3.23m)

having double glazed windows to the front and side and a built in cupboard.

Bedroom Three 10'11 x 10'4 (3.33m x 3.15m)

with a double glazed window to the rear and a panel radiator.

Bedroom Four 10'4 x 9'8 (3.15m x 2.95m)

having a double glazed window to the rear and a panel radiator.

Family Bathroom

with an obscure double glazed window to the rear and fitted with a modern white suite, inset spotlights. a panel radiator and fitted with a modern white suite comprising a low level WC, a pedestal wash basin and a panel bath with a shower mixer tap, a decorative tiled surround and a glass splash screen.

Outside

The property enjoys an enviable position begin set in a position overlooking a wide green space set around a deep water course that creates a most pleasant and peaceful outlook. The front of the house offers a brick paved driveway providing off road parking and gives access to a Detached Double Garage: having twin up and over doors, power and lighting.

A gated side access opens to the rear garden, which is a particular feature of the property and has been landscaped to create the perfect outside space to relax and entertain in. The lawn is edged by stylish modern paving and raised stocked boarders.

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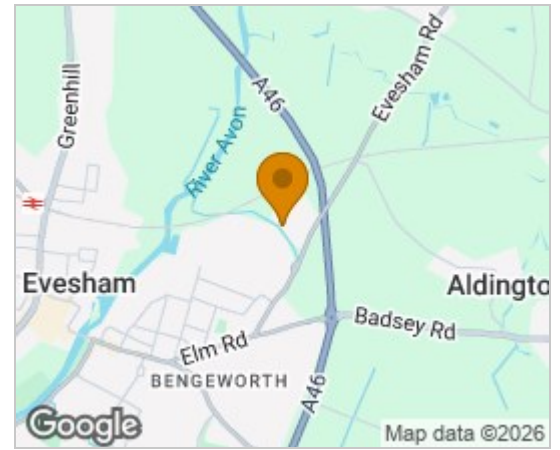
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Area Map



Floor Plans



Energy Efficiency Graph

