



# Leggett & James

The Vale of Evesham Property Experts



## 48 Clyde Avenue

, Evesham, WR11 3FE

Price Guide £500,000



Nestled in the sought-after Cotswold Rise development, this impressive detached family house offers a perfect blend of comfort and modern living. The property boasts a spacious layout, featuring three well-appointed reception rooms that provide ample space for both relaxation and entertaining. The breakfast kitchen is complimented by a separate Utility Room and also leads into the Garden Room.

The house comprises four generously sized bedrooms, ensuring that there is plenty of room for family and guests alike with two bathrooms, including an en-suite.

The exterior of the property is equally appealing, with an enclosed rear garden and a double garage with off road parking, making it ideal for families. Situated in a quiet cul-de-sac, this home offers a peaceful environment while still being close to local amenities and transport links.



An obscure double glazed front door stands under an open canopy porch and leads to:

**Reception Hall**

Having a wood laminate floor, radiator, stairs to the first floor with a useful under stairs storage cupboard and doors to:

**Cloakroom**

Having an obscure double glazed window to the front, wood laminate flooring, radiator and a white suite comprising of a low level WC and a pedestal wash hand basin.

**Living Room 18'11" x 11'3" (5.78m x 3.44m)**

Having a double glazed window to the front and twin double glazed doors, with double glazed windows to either side, opening to the garden room. There are two radiators,, television point, telephone point and a coal effect gas fire set in a decorative stone cut surround.

**Dining Room 11'2" x 11'0" (3.41m x 3.36m)**

Having a double glazed window to the front and a radiator.

**Breakfast Kitchen 11'1" x 9'8" (3.4m x 2.96m)**

Having a double glazed window to the rear and a radiator. The kitchen is fitted with a selection of wall and base units with work surfaces and matching returns. There is an one and a half bowl sink, space for a range cooker with extractor hood over, space for a fridge freezer and an integrated dishwasher. Twin double glazed doors open to the Garden Room and a door opens to:

**Utility Room 8'7" x 5'6" (2.64m x 1.69m)**

Having a double glazed door to the side, extractor fan and a radiator. There is a wall mounted gas fired 'Worcester' boiler, space and plumbing for a washing machine, space for a tumble dryer, work surfaces and cupboards.

**Garden Room 16'10" max(8'7" min) x 11'7" max(6'3" min) (5.15m max(2.62m min) x 3.54m max(1.92m min))**

This feature room has double glazed windows and doors to the garden, tiled floor, radiator, a wall mounted electric heater and a television point.

**First Floor Landing**

Having a feature double glazed arched window to the rear, a radiator, access to loft space, door to airing cupboard and doors to:

**Bedroom One 11'1" x 10'0" (3.4m x 3.05m)**

Having a double glazed window to the side, a decorative circular window, a vaulted ceiling and twin double glazed doors open to a Juliet balcony. There is a radiator, television point and built in wardrobes. A door opens to:

**En Suite**

Having an obscure double glazed window to the side, tiled floor and a heated towel rail. The white suite comprises of a low level WC, vanity wash hand basin with cupboard below and a double width curved shower cubicle.

**Bedroom Two 11'7" x 9'10" (3.54m x 3.02m)**

Having a double glazed window to the rear, radiator, television point and a built in double wardrobe.

**Bedroom Three 11'5" x 8'11" (3.49m x 2.72m)**

Having a double glazed window to the front, radiator, television point and a built in double wardrobe.

**Bedroom Four 8'11" x 8'9" (2.72m x 2.68m)**

Having a double glazed window to the front, radiator, telephone point and television point.

**Bathroom 8'11" x 5'6" (2.72m x 1.69m)**

Having an obscure double glazed window to the front, tiled floor, heated towel rail, extractor fan and spotlights. The white suite comprises of a low level WC, vanity wash hand basin with cupboard below, panel bath with central mixer tap and a corner shower cubicle.

**Outside**

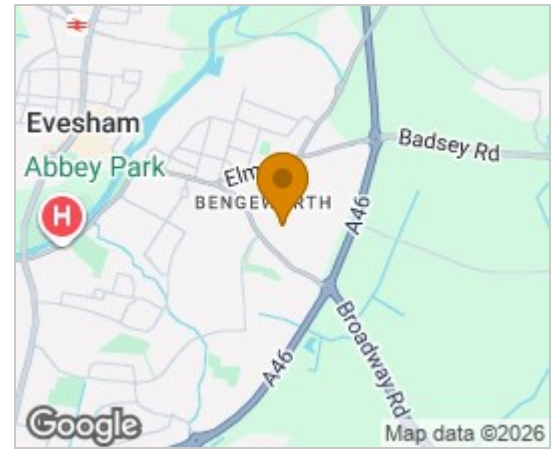
The front garden is laid to lawn with a block paved driveway providing off road parking for several vehicles and leading to the Detached Double Garage 5.55m x 5.43m (18'2" x 17'9") : having two up and over doors, power, light, eaves storage and a side access door.

The enclosed rear garden has a wide paved terrace that gives way to an area of lawn with established well stocked borders. There is gated pedestrian access to the side of the house opening to the 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.

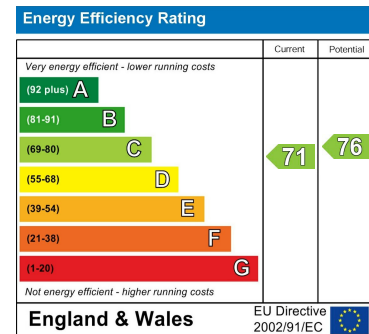
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.