



**Leggett
& James**

The Vale of Evesham Property Experts



Three Jays

Blackminster, Evesham, WR11 7TD

Offers In Excess Of £650,000



This stunning bespoke future proof dormer bungalow has been designed to offer everything you would expect from a modern home.

With air source underfloor heating throughout, solar panels with battery storage and a fitted EV charge point, this fantastic modern home is one not to be missed.



Reception Hall

Standing under a feature Oak frame porch, the double glazed multi level front door opens to the reception hall:

From here doors lead off to all of the ground floor rooms and stairs rise to the first floor.

Open Plan Living/Dining Room & Kitchen 26'4 x 18'1 (8.03m x 5.51m)

The heartbeat of this home is the stunning open plan living space and kitchen. With multiple double glazed windows and bi fold doors that open to the rear terrace and garden. The room enjoys inset spot lighting, underfloor heating and multi media connections.

A stunning well equipped kitchen offers everything that you would expect to find in a property of this calibre with an array of cupboards, drawers and work surfaces, an inset sink, cooker hob with an extractor hood above, raised oven and integral fridge and freezer.

Utility Room 12' x 6'4 (3.66m x 1.93m)

Entered from the Reception Hall and having a double glazed door to the rear garden, this useful space provides storage and utility space, with plumbing for a washing machine, a work surface with inset sink and also being the hub for the central heating system.

Ground Floor Bedroom 16'4 x 11'9 (4.98m x 3.58m)

with double glazed windows and bi fold doors that open to a further paved terrace, along with underfloor heating. Door to:

Ensuite

with an obscure double glazed window to the side, inset spot lighting and fitted with a stylish modern white suite comprising a low level WC, a wash basin and a walk in shower enclosure.

Bedroom Two 13'2 x 12' (4.01m x 3.66m)

having a double glazed window to the front, inset spot lighting and underfloor heating.

Bedroom Three 11'3 x 10'2 (3.43m x 3.10m)

with a double glazed window to the front, inset spot lighting and a under floor heating.

Bathroom 8'7 x 5'9 (2.62m x 1.75m)

with an obscure double glazed window to the side, inset spot lighting and underfloor heating. The room is fitted with a stylish modern white suite comprising a low level WC, wash basin and bath all complemented by decorative tiling and a wall mounted heated towel rail.

Galleried Landing

Stairs from the Reception Hall rise to a feature galleried landing with stylish modern pendulum lighting and a door opening to:

First Floor Master Bedroom 21'5 x 16'3 (6.53m x 4.95m)

The master suite is a particular feature of the property, with its generous space, inset spot lighting and double glazed skylight window at the rear, which enjoys the stunning southerly facing rear view overlooking nearby countryside. Door to:

Ensuite

with an obscure double glazed window to the front, inset spot lighting and underfloor heating. The room is again fitted with a stylish modern white suite comprising a low level WC, wash basin and bath all complemented by decorative tiling and a wall mounted heated towel rail.

Outside

The property enjoys a generous plot making the most it's secluded rural location. The stone laid driveway provides parking for multiple vehicles, whilst there is an array of exterior lighting, which illuminates the property in the darker nights.

The driveway leads along the side of the property to a Detached Garage: with an electric roll up door, interior lighting, power and a multi lever side door.

Around the rear of the property there are attractive areas of decorative paving, which links to the bi fold doors found at the rear of the property creating the perfect space for outdoor entertaining.

To further enhance the property there are pleasing areas of lawn, all edged by a mature conifer hedgerow creating privacy but could be removed as they are within the property boundary.

Referrals

Please be advised that several of our marketing images have been improved with furnishings create by AI.

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.

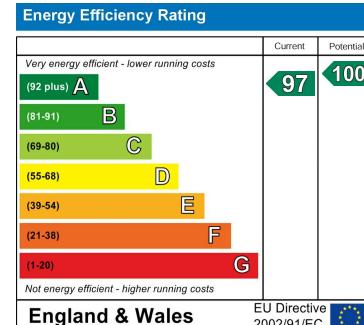
Area Map



Floor Plans



Energy Efficiency Graph



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