



**Leggett  
& James**

The Vale of Evesham Property Experts



## 5 Bridge Meadow Close

Sedgeberrow, Evesham, WR11 7FJ

**£1,695 Per Calendar Month**



Set in an enviable village location enjoying delightful rural views to the front and rear, this substantial detached family home is a fine example and one that will not disappoint when viewed.

The well-appointed accommodation features a stunning open-plan kitchen dining room, a garden room, living room and four bedrooms with an en-suite shower to the master. There is also the benefit of a double garage with an electric roll up door.



## Reception Hall

The double-glazed front door stands under an open canopy porch with courtesy lighting and opens to the reception hall, enjoying a period-style radiator, stairs to the first floor with a cupboard below, telephone point and doors leading off.

## Cloakroom

with an obscure double-glazed window to the front, a chrome wall-mounted heated towel rail, inset ceiling spot lighting and fitted with a modern white suite comprising a low level WC with a matching washbasin, all complemented by decorative wall and floor tiling.

## Living Room 18'5 x 11' (5.61m x 3.35m)

having a double-glazed window to the front and a feature ceramic-tiled floor, TV & media connection points and modern wall-mounted corner radiators. A door opens to the kitchen dining room, whilst twin glass-panel doors open to:

## Garden Room 12'1 x 10'3 (3.68m x 3.12m)

with double-glazed windows and doors overlooking the rear garden, two period-style radiators, a wall-mounted air conditioning unit and a feature ceramic-tiled floor.

## Open-Plan Kitchen Dining Room 17'4 x 8'5 + 19'5 x 9'5 (5.28m x 2.57m + 5.92m x 2.87m)

this fantastic open-plan space is the centrepiece of the property and enjoys a stunning polished tiled floor, inset spotlights and attractive modern radiators.

The well-appointed kitchen offers an array of cupboards and drawers complemented by granite worksurfaces and a 'Franke' sink with mixer tap. The four-ring induction hob has an oven below and a stylish modern extractor above, whilst close by is a raised oven with a separate steam oven above. There are further integral appliances including a 'Hotpoint' coffee machine, dishwasher, wine cooler, a tall fridge-freezer, washing machine and tumble dryer. There is also a utility space with a further 'Franke' sink and a wall-mounted air conditioning unit. Twin double-glazed doors open to the rear garden and there is a further side access door.

## First Floor Landing

having a double-glazed window to the front, access to the loft space and an airing cupboard which houses a foam-lagged immersion heater and shelving. Doors to:

## Bedroom One 12'9 x 11'4 (3.89m x 3.45m)

with a double-glazed window to the front, a panel radiator and a built-in double wardrobe. The room also enjoys a range of fitted wardrobes, cupboards and drawers. Door to:

## En-Suite Shower

with an obscure double-glazed window to the rear, a ceramic-tiled floor and a chrome wall-mounted towel rail. The modern white suite comprises a pedestal washbasin, low level WC and a double shower with sliding glass doors, a tiled surround and an instant hot water shower.

## Bedroom Two 11'5 x 9'1 (3.48m x 2.77m)

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

## Bedroom Three 11'9 x 7'9 (3.58m x 2.36m)

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

## Bedroom Four 8'5 x 7'9 (2.57m x 2.36m)

with a double-glazed window to the rear, a panel radiator and enjoying a fitted desk with cupboards below.

## Family Bathroom

having an obscure double-glazed window to the side and fitted with a modern white suite comprising a low level WC, a pedestal washbasin and a P-shape bath with a glass splash screen and a Triton electric shower. The room is complemented by feature limestone wall and floor tiles along with a chrome wall-mounted heated towel rail.

## Outside

The property enjoys a front garden laid to lawn and a brick-paved driveway which provides parking for several vehicles and gives access to: Double Garage: 17'3 x 17' with an electric roll up door, power, lighting and a rear access door.

The rear garden is enclosed by low-level established hedging, which allows the property to enjoy the delightful rural aspect. There is a wide paved patio terrace with a timber deck and pergola frame, outside tap and a further area of garden laid to lawn.

## Referrals

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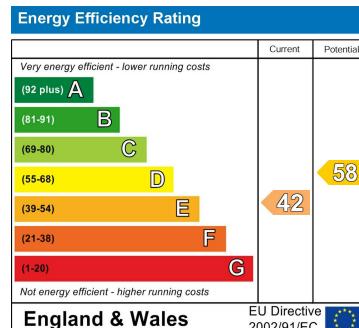
## Area Map



## Floor Plans



## Energy Efficiency Graph



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