



# Leggett & James

The Vale of Evesham Property Experts



## 6 Codling Road

, Evesham, WR11 3JE

Asking Price £440,000



Nestled in the sought-after area of Codling Road, Evesham, this modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed reception rooms provide ample space for relaxation and entertaining.

The heart of the home is undoubtedly the large kitchen/diner that opens to the sun room, which is perfect for family meals and gatherings.

The property boasts two bathrooms, providing convenience for busy mornings and ensuring that everyone has their own space. Additionally, the garage offers secure parking and extra storage, while the driveway accommodates parking for two vehicles, making it practical for families with multiple cars.

Set in a popular location, this home is not only modern and spacious but also conveniently situated near local amenities, schools, and parks. This property is a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a contemporary home.



An obscure double glazed door opens to:

**Entrance Hall**

with a panel radiator and stairs to the first floor.

**Cloakroom**

having a wash hand basin and low level WC.

**Sitting Room**

with a double glazed bay window to the front, panel radiator and television point.

**Kitchen**

having a double glazed window to the rear, a range of wall and base units with work surfaces over, one and a half bowl sink with drainer and mixer tap, integral fridge freezer, integral dishwasher, tiled floor, two panel radiators, five ring gas hob, electric double oven and filter hood.

**Utility**

with an obscure double glazed door to the rear, a range of base units with work surfaces over, space for a washing machine and panel radiator.

**Sun Room**

having double glazed windows to the rear and side and double glazed French doors to the rear, tiled flooring and a Velux window.

**First Floor Landing**

with access to the loft, airing cupboard and a panel radiator. Doors lead to:

**Bedroom One**

having a double glazed window to the front, television point, panel radiator and door to the En Suite: with a heated towel rail, extractor fan, shower cubicle, dual flush low level WC and wash hand basin in vanity.

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

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

**Bathroom**

having an obscure double glazed window to the rear, panel radiator, extractor fan and a white suite comprising a low level WC, pedestal wash hand basin and panel bath with shower over.

**Outside**

The front of the property has a decorative gravelled area, tarmac area providing off road parking for two vehicles, side gated access tot he garden and a path leading to the front door.

The low-maintenance enclosed rear garden benefits from two separate patio areas, one of which is covered by a wide pergola, and an area of artificial turf.

**Referrals**

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

