



**Leggett  
& James**

The Vale of Evesham Property Experts



## Cleeve Road

Middle Littleton, Evesham, WR11 8JR

Offers Over £875,000



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## The Entrance

A multi lever front door opens to:

## Entrance Hall

having a panel radiator, stairs to the first floor with cupboard below and an exposed timber floor. Doors lead to:

## Sitting Room

11'9 x 11'9 (3.58m x 3.58m)

with a double glazed window to the front, television point, telephone point, a coal effect gas fire in a decorative surround and timber mantle. Twin doors open to:

## Garden Room

11'7 x 12'9 (3.53m x 3.89m)

having double glazed windows and twin doors to the formal garden, panel radiator and a ceramic tiled floor.

## Kitchen Breakfast Room

20'2 x 11'8 (6.15m x 3.56m)

with double glazed windows to the side and front, a decorative slate style floor continuing from the inner hall and fitted with a modern range of cupboards and drawers having work surfaces over, a single drainer sink unit with mixer tap, integral dishwasher and space for a Range style cooker with extractor hood above.

## Cloakroom

having an obscure double glazed window to the side, panel radiator, slate tiled floor, white low level WC and pedestal wash hand basin.

## Utility Room

14'5 x 8'5 (4.39m x 2.57m)

with a double glazed window to the side and a double glazed door to the rear garden, panel radiator, slate tiled floor, a range of fitted cupboards, work surfaces, double drainer sink unit, plumbing for washing machine and space for a tumble dryer.

## Living Room

27'1 x 12'2 (8.26m x 3.71m)

with a double glazed bay window to the rear and double glazed twin doors to the rear garden, two panel radiators, television point and inset 'Villager' wood burning stove with brick surround.

## First Floor Landing

having a double glazed window to the front, access to the loft and stairs to the attic room. Doors to:

## Bedroom One

11'8 x 9'4 (3.56m x 2.84m)

with a double glazed bay window to the rear, two panel radiators and television point. Walk in Dressing Room: having fitted shelving and rails.

## En Suite

having an obscure double glazed window to the side, panel radiator, heated towel rail, white low level WC and pedestal wash hand basin, walk in glass shower enclosure with 'Triton' electric shower.

## Bedroom Two

14'9 x 12'1 (4.50m x 3.68m)

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

## Bedroom Three

9'3 x 8'2 (2.82m x 2.49m)

having a double glazed window to the rear, panel radiator, fitted wardrobe and a door to:

## En Suite

with a white low level WC, vanity wash hand basin and corner shower with sliding glass doors with 'Mira' electric shower.

## Bedroom Four

11'9 x 9'5 (3.58m x 2.87m)

having a double glazed window to the side, panel radiator, television point and a range of fitted wardrobes.

## Bedroom Five

11'8 x 8'4 (3.56m x 2.54m)

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

## Bathroom

with an obscure double glazed window to the front, heated towel rail and a modern white suite comprising of low level WC, wash basin in counter with cupboards and drawers below, panel bath and walk in shower enclosure with Triton electric shower.

## Attic Room

accessed from the landing with its own staircase and having two skylight windows. There is also a drop down hatch to keep the space secure.

## Outbuilding Office

30'3 x 12'3 (9.22m x 3.73m)

set above the double garage and access by exterior steps to the entry door. The room has two skylight windows to the rear, electric panel heater, sink with work surface and fitted cupboards. There is also a Cloakroom: having a low level WC and pedestal wash hand basin.

## Double Garage

20'3 x 19'1 (6.17m x 5.82m)

having two sets of twin wooden doors, power and lighting.

## Home Office

10'5 x 9'9 (3.18m x 2.97m)

found as part of the garage complex with its own door accessed from the driveway, a double glazed window, power and lighting.

## Store

11' x 10'4 (3.35m x 3.15m)

providing the perfect secure tool store and a useful 'Garden WC'

## Outside

The property enjoys a significant outside space making it ideal for anyone looking for space, a small holding or place to run a

business from as there is plenty off road parking, covered space and the garage.

There is also a dilapidated two storey brick building, that could hold the potential for renovation, creating further storage, office space or perhaps an Air BnB?

There are formal gardens to the front and side of the property, which are set out to lawn and wrap round the one side of the house to a wide paved terrace, which is nicely enclosed by brick walls making the perfect outdoor entertaining space.

Stretching away from the property is the main area of ground, which is set out to mainly to lawn, edged by maturing trees and shrubs. There is a ready made vegetable plot and the potential to create almost anything out of this generous plot.

## 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.

## Agents Note

Buyers should be aware that elements of the photography used in our marketing for this property have been enhanced and improved.



## Road Map



## Hybrid Map



## Terrain Map



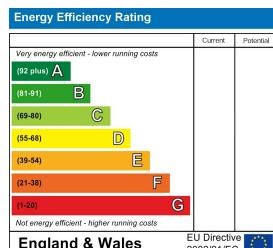
## Floor Plan



## Viewing

Please contact our Evesham Office on 01386 761241 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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