



**Leggett
& James**

The Vale of Evesham Property Experts



8 Cherry Orchard

Charlton, Pershore, WR10 3LD

Asking Price £350,000



This superb detached bungalow is set in a great plot with a secluded south westerly facing rear garden.

Beautifully presented by the current owners, who have in recent years updated the property throughout including the electrical wiring, the internal doors and installed a wood burning stove, along with refitting the bathroom and kitchen with stylish modern furnishings, new floor coverings and plaster work.

There are two double bedrooms on the ground floor, a feature open plan kitchen dining room and a first floor space that has been part converted to create a home office or third bedroom, whilst there is still an attic area that could also be added to the accommodation.

Viewing of this perfect example is highly recommended to appreciate the location and all that this home has to offer.



Entrance Hall

A multi lever front door opens to the hall, which has a panel radiator, a useful built in store cupboard, stairs rising to the attic accommodation and doors to:

Living Room 15'3 x 12' (4.65m x 3.66m)

having double glazed windows to the front and side, wall light points, TV connection and a feature inset wood burning stove with a decorative wood mantle. An open arch leads through to:

Open Plan Kitchen Dining Room 15'4 x 9'4 + 12'2 x 7'5 (4.67m x 2.84m + 3.71m x 2.26m)

This feature open plan space runs through to double glazed windows and door to the rear garden and enjoys a stylish modern kitchen space that provides a range of cupboards, drawers and stunning wood block work surfaces which incorporate a ceramic 'Rangemaster' sink with mixer tap. The kitchen also offers an array of integral appliances, including a fridge and freezer, a dishwasher and washing machine, along with a four ring electric cooker hob with extractor hood above, a 'Neue' microwave. There is also a raised 'Neue' double oven.

Bedroom One 11'11 x 10'9 (3.63m x 3.28m)

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

Bedroom Two 10'5 x 9'7 (3.18m x 2.92m)

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

Bathroom

with an obscure double glazed window to the rear, this refitted room enjoys a modern white suite comprising a vanity wash basin with cupboards below, a low level WC and a panel bath with feature rainfall shower along with a handheld attachment, a glass splash screen and all complemented by decorative 'sandstone' style tiling.

The First Floor Attic Room 10'6 x 10' (3.20m x 3.05m)

The original loft space to the property has been redesigned by previous owners, to create a useful Attic Room, which has a double glazed window to the rear and a useful storage cupboard.

From the created landing area there is also a further door that opens to the remaining attic space, which could be considered for further conversion.

Outside

The property stands in an enviable established plot, with the front providing a driveway with off road parking for several vehicles and giving access to the garage. An area of lawn is complemented by mature trees and shrubs, whilst a gated side access leads to the rear garden.

The Garage: 16' x 8' has twin doors, power, lighting and a door to the rear garden.

The rear garden is a particular feature of the property as it enjoys a favourable Westerly facing aspect and enjoys a real degree of privacy with no properties found behind. The wide garden space enjoys a lawn with paved running along the rear of the building. There is also a modern Oil storage tank for the central heating.

Referrals

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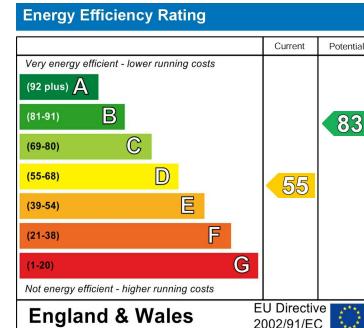
Area Map



Floor Plans



Energy Efficiency Graph



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