



# Leggett & James

The Vale of Evesham Property Experts



## 54 Elm Road

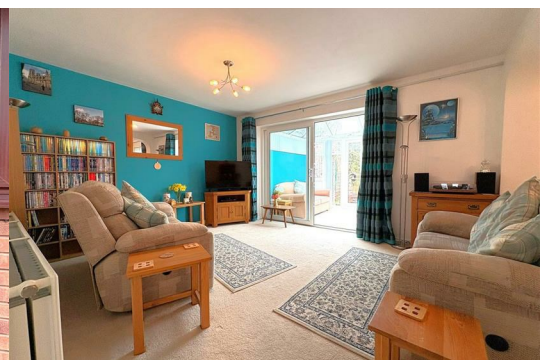
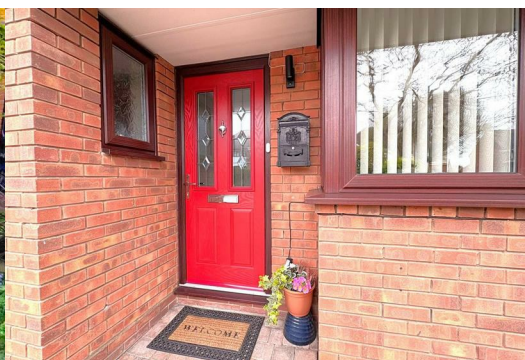
Evesham, Worcestershire, WR11 3DW

Offers Over £350,000



\*\*\*WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME WITH GENEROUS RECEPTION SPACE, DRIVEWAY & GARAGE AND ENSUITE SHOWER ROOM TO THE MAIN BEDROOM\*\*\*

This beautifully presented three bedroom family home boasts generous reception space with a generous lounge/diner, conservatory and kitchen/breakfast room. The property further benefits from a mature southerly facing rear garden, driveway & garage and an ensuite shower room to the main bedroom.



## The Property

As you approach the property you will find a driveway offering side by side parking for two vehicles, well maintained fore garden and side gate offering access to the mature southerly rear garden.

The spacious ground floor comprises: entrance hall, ground floor WC, kitchen/breakfast room, lounge/diner, conservatory.

The first floor comprises: first floor landing, three well proportioned bedrooms (all with built in wardrobes), ensuite shower room to the main bedroom and family bathroom.

The property has gas central heating and double glazing throughout.

Tenure - Freehold  
Council Tax band - D

## Entrance Hall

The welcoming entrance hall has a panel radiator, stairs rising to the first floor and useful understairs storage cupboard, which has light & power.

## Ground Floor WC 5'10 x 3'8 (1.78m x 1.12m)

The modern ground floor WC has a double glazed window to the side aspect and panel radiator. The suite comprises of a low level WC and hand wash basin.

## Kitchen/Breakfast Room 18'4 x 8'7 (5.59m x 2.62m)

The generous kitchen/breakfast room has a double glazed bay window to the front aspect, double glazed window to the side aspect, double glazed door leading to the side passage and panel radiator. The kitchen comprises of a range of wall & base units and a fully integrated kitchen. The integrated appliances include washing machine, tumble dryer, dishwasher, fridge freezer, Neff electric eye level oven & grill, Neff electric hob, Neff microwave, sink with drainer. The room has additional storage created by the current owners and ample room in the bay window for a breakfast table

## Lounge 14'7 x 11'10 (4.45m x 3.61m)

The perfect place to relax and unwind, the lounge has double glazed sliding doors opening into the conservatory and panel radiator. The room is open to the dining area, creating a fantastic lounge/diner ideal for those that like to entertain.

## Dining Area 9'7 x 8'1 (2.92m x 2.46m)

The dining area is open to the lounge, creating a lovely lounge/diner, perfect for modern day family living. The room has a double glazed window to the rear aspect and could be used for a number of other purposes, such as a work from home space or play room.

## Conservatory 10'10 x 7'10 (3.30m x 2.39m)

The well appointed conservatory has double glazed windows to all three sides and patio doors opening onto the mature rear garden.

## First Floor Landing

The light and airy first floor landing has a double glazed window to the side aspect and doors opening into three well proportioned bedrooms and the family bathroom.

## Bedroom One 11'8 x 11'7 (3.56m x 3.53m)

Double bedroom with double glazed window to the rear aspect, panel radiator, built in wardrobes and access to its own ensuite shower room.

## Ensuite Shower Room 8'7 x 3'7 (2.62m x 1.09m)

The modern ensuite shower room has a double glazed window to the rear aspect and panel radiator. The suite comprises of a low level WC, hand wash basin and shower cubicle.

## Bedroom Two 11'1 x 8'9 (3.38m x 2.67m)

Double bedroom with double glazed window to the front aspect, panel radiator and built in wardrobes.

## Bedroom Three 14'4 x 7'9 (4.37m x 2.36m)

Generous bedroom with double glazed window to the rear aspect, panel radiator and built in wardrobes.

## Bathroom 7'10 x 6'5 (2.39m x 1.96m)

The family bathroom has a double glazed window to the front aspect, panel radiator and useful storage cupboard. The modern suite comprises of a low level WC, hand wash basin, bath with shower over and shower screen.

## Garage 16'7 x 7'10 (5.05m x 2.39m)

The useful garage has a traditional 'up and over' style garage door to the front aspect. The garage has light, power and eaves storage.

## Outside

Upon arrival at the property you will find a driveway offering side by side parking for two vehicles, well maintained fore garden and side gate offering access to the mature rear garden.

At the rear of the home is a beautifully kept and mature rear garden with an array of trees, bush's and shrubs. Steps lead down from the conservatory to a generous patio & lawn with a garden shed in the far corner.

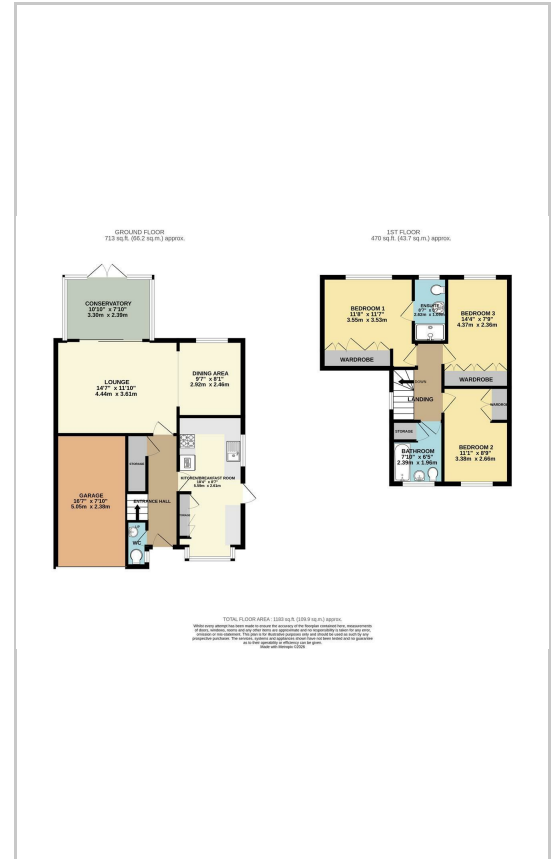
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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